



CITY OF KIRKLAND  
Planning and Building Department  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3600  
www.kirklandwa.gov

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## MEMORANDUM

**To:** Design Review Board

**From:** Jon Regala, Planning Supervisor

**Date:** March 28, 2016

**File No.:** DRV15-01765

**Subject:** VILLAGE AT TOTEM LAKE – PHASE I (LOWER MALL)  
DESIGN RESPONSE CONFERENCE – Continued from March 7, 2016

### **I. MEETING GOALS**

At the April 4, 2016 Design Review Board (DRB) meeting, the DRB should continue their review from the March 7<sup>th</sup> Design Response Conference. The DRB should discuss and provide feedback on the **applicant's** design response (see Attachment 1) to the following Phase I (lower Mall) components:

- Building C (multi-story mixed-use building)
- **Design approach for the existing building's facades (Ross, Car Toys, etc.)**

The **DRB's** discussion and feedback should be based on the design guidelines and conditions found in the Totem Lake Mall Amended Conceptual Master Plan (CMP). **Tenant guidelines for changing the building façade ('kit of parts', materials, articulation, and criteria/thresholds for façade changes)** should also be addressed (see Attachment 2, Section 3.3). Following discussion on the above topics, the DRB should give final approval of the complete package for Phase I of the Village at Totem Lake project (see Attachment 1, Appendices). The DRB may include conditions of approval in regards to Building C if needed.

### **II. DRB DIRECTION FROM JANUARY 20<sup>TH</sup> MEETING**

A complete design response packet was not provided to staff in advance of preparing this **memo, so a staff analysis of the applicant's** revisions is not included below. At the March 7<sup>th</sup> DRB meeting, the DRB requested the following in regards to Building C:

- Detailed wall sections to understand the proposed massing scheme to include building details and articulation.
- Provide options to screen the upper story parking garage
- A canopy and lighting plan
- Details on the ramp/garage entry area along 120<sup>th</sup> Avenue NE and options on how blank walls are being treated
- Design update to building façades north of Ross to reflect design palette of Buildings A, B, and C
- Actual material samples or alternatives to the proposed orange color

### **III. ATTACHMENTS**

1. **Applicant's** Design Response & Final Packet (Appendices)
2. Tenant Criteria Manual



# THE VILLAGE AT TOTEM LAKE

MIXED-USE DEVELOPMENT  
KIRKLAND, WASHINGTON

CenterCal Properties, LLC • Developer  
GBD Architects Inc. • Architect

SUBMITTAL DATE: 3/28/16  
PRESENTATION DATE: 4/4/16

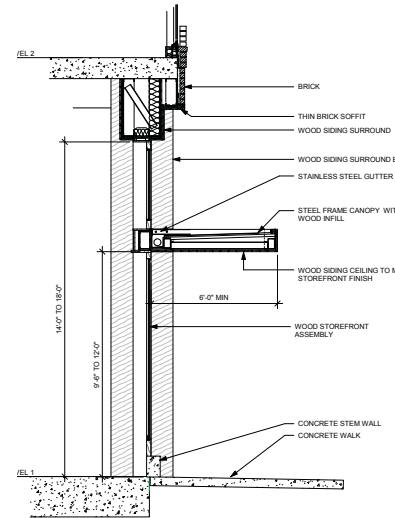
## DESIGN REVIEW BOARD SUBMITTAL

## DRB COMMENTS FROM MARCH 7TH:

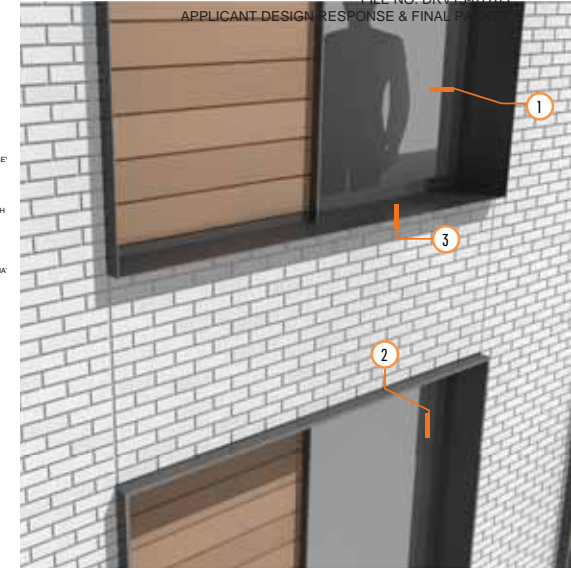
1. *Parking Entry: Quality of materials at entry*
2. *Screen the garage openings*
3. *Show representative wall sections of key parts of the project*
4. *Show details for privacy screens, canopies, and railings*
5. *Further study the cementitious siding colors and details*
6. *Provide lighting plans*
7. *Improve elevations of storefronts north of Ross*

## DESIGN TEAM RESPONSE TO CONDITIONS:

1. *Wrap building materials into the garage entry.*
2. *Show strategies for screening the garage*
3. *Provide wall sections*
4. *Provide details for privacy screens, canopies, and railings*
5. *Provide details and rendered image of cementitious siding*
6. *Provide lighting plans for garage and landscape courtyards*
7. *Provide modified elevations for storefronts north of Ross*



WALL SECTIONS



MATERIAL STUDIES



CANOPY DETAILS



## BUILDINGS C & D -NEW

<i>Wall Sections</i>	<i>pages 4-9</i>
<i>Railings &amp; Privacy Screens</i>	<i>10-11</i>
<i>Typical Window Details</i>	<i>12-13</i>
<i>Typical Details @ Screened Openings</i>	<i>14-15</i>
<i>Garage Screening Options</i>	<i>16</i>
<i>Rendering at Parking Entry Ramp</i>	<i>17</i>
<i>Lighting Plans</i>	<i>18-20</i>
<i>Building Height Calculations</i>	<i>21</i>

## BUILDINGS C & D

<i>Site Information</i>	<i>pages 22-23</i>
<i>Floor Plans</i>	<i>24-31</i>
<i>Site Sections</i>	<i>32-33</i>
<i>Materials</i>	<i>34-35</i>
<i>Landscape</i>	<i>36-37</i>
<i>Sun Studies</i>	<i>38-39</i>
<i>Renderings</i>	<i>40-46</i>
<i>Elevations</i>	<i>48-51</i>

## APPENDIX A

*Ross Elevations*

## APPENDIX B

*Landscape, Hardscape, and Building L*

## APPENDIX C

*Buildings A, B, K, M, Loading Dock A & B*

# TABLE OF CONTENTS

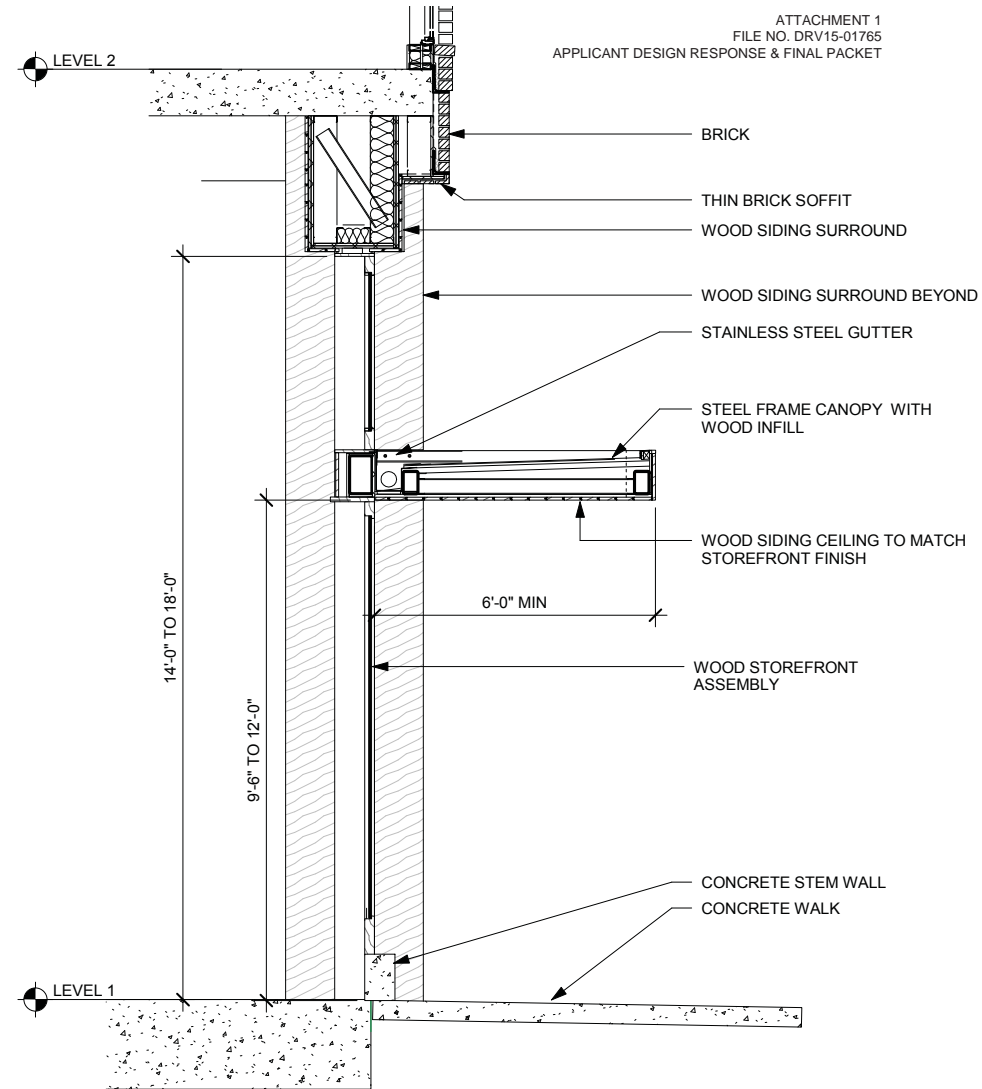


ENLARGED SOUTH ELEVATION @ SW CORNER

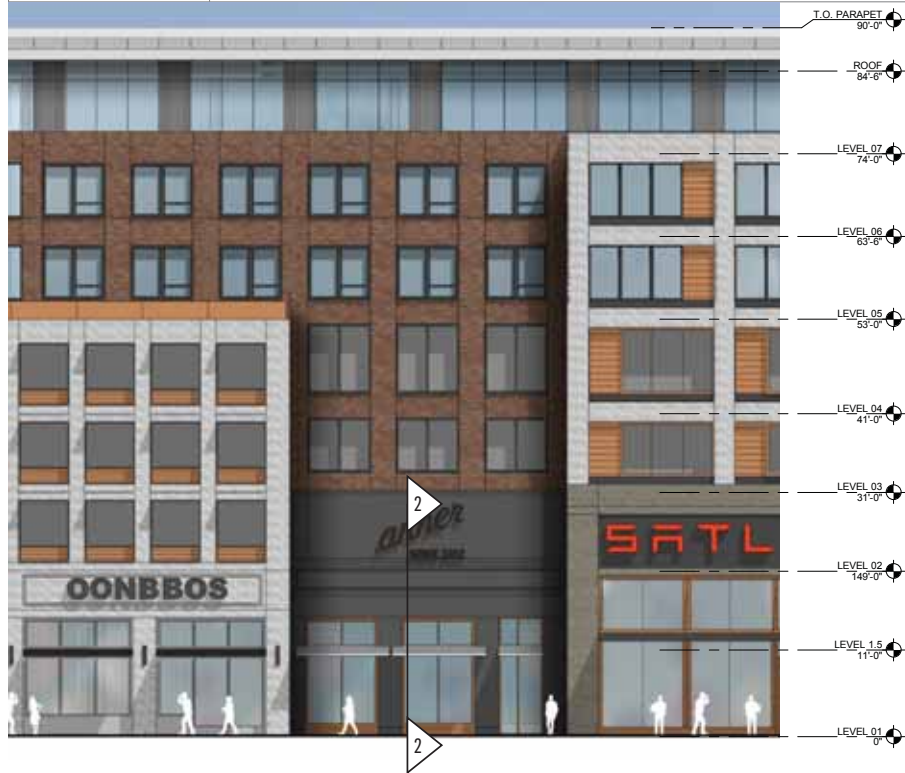


REPRESENTATIVE IMAGES OF PAINTED STEEL CANOPY WITH WOOD INFILL

## RETAIL WALL SECTION #1



WALL SECTION 1: PAINTED STEEL CANOPY WITH WOOD INFILL

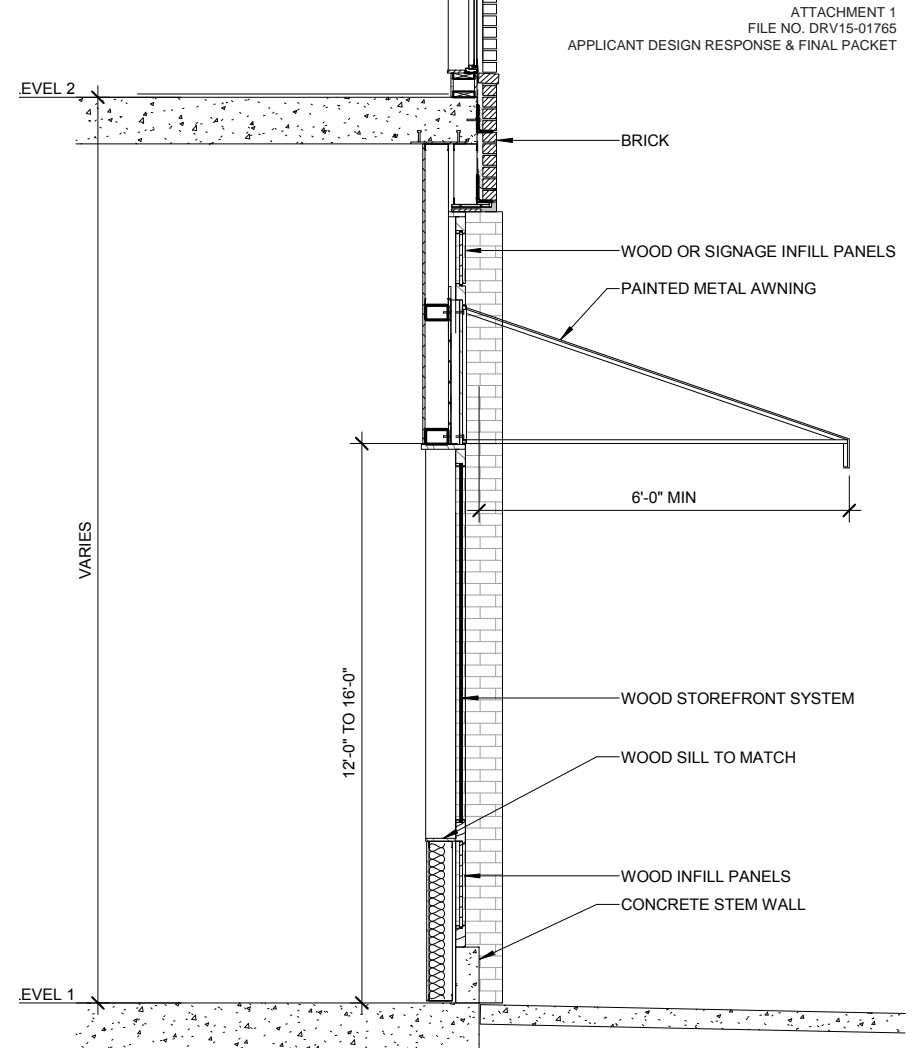


ENLARGED SOUTH ELEVATION @ MIDBLOCK



REPRESENTATIVE IMAGES OF RETAIL AWNINGS WITH FABRIC OR PAINTED METAL

## RETAIL WALL SECTION #2



WALL SECTION 2: AWNING WITH FABRIC OR PAINTED METAL

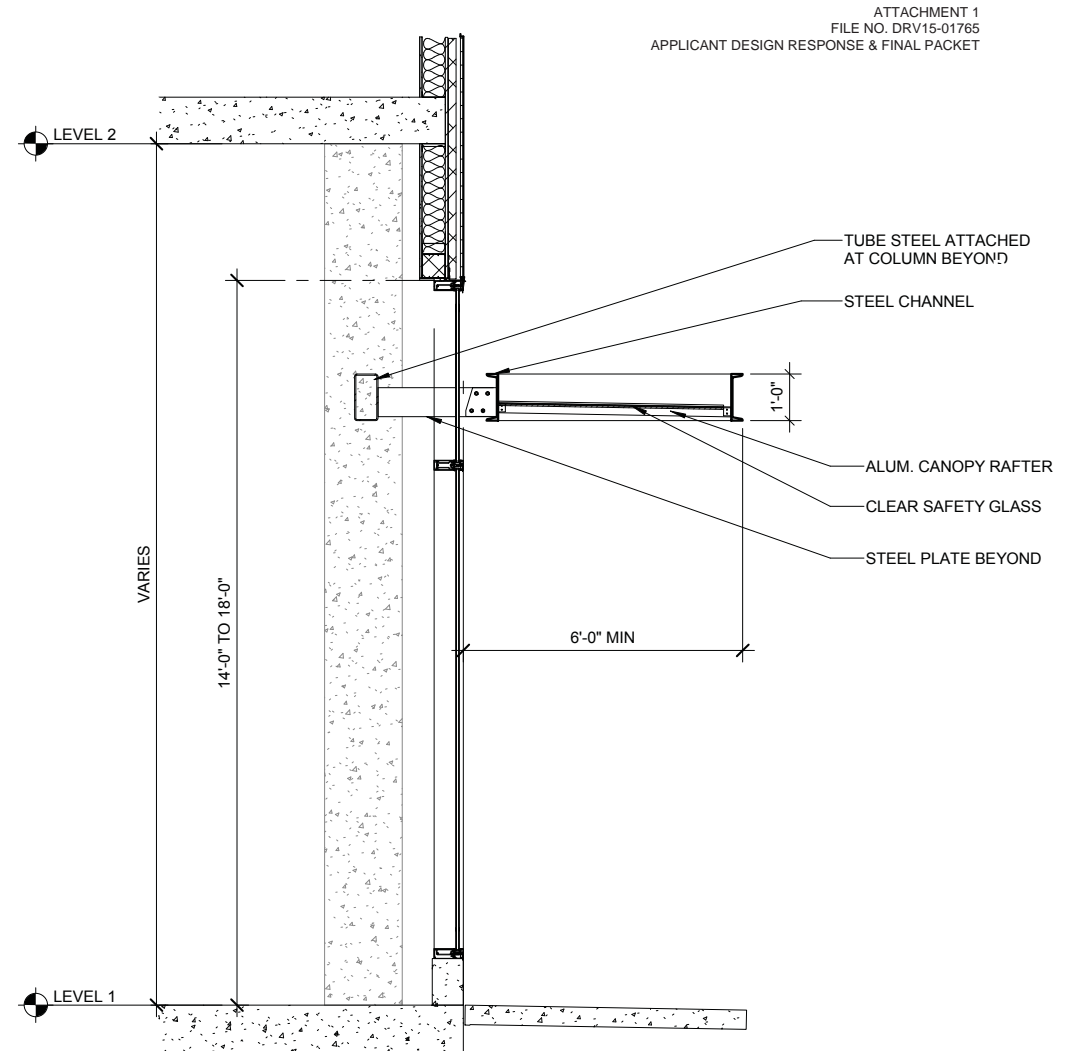


ENLARGED EAST ELEVATION @ SE CORNER



REPRESENTATIVE IMAGES OF PAINTED STEEL CANOPY WITH GLASS INFILL

## RETAIL WALL SECTION #3



WALL SECTION 3: PAINTED STEEL CANOPY WITH GLASS INFILL

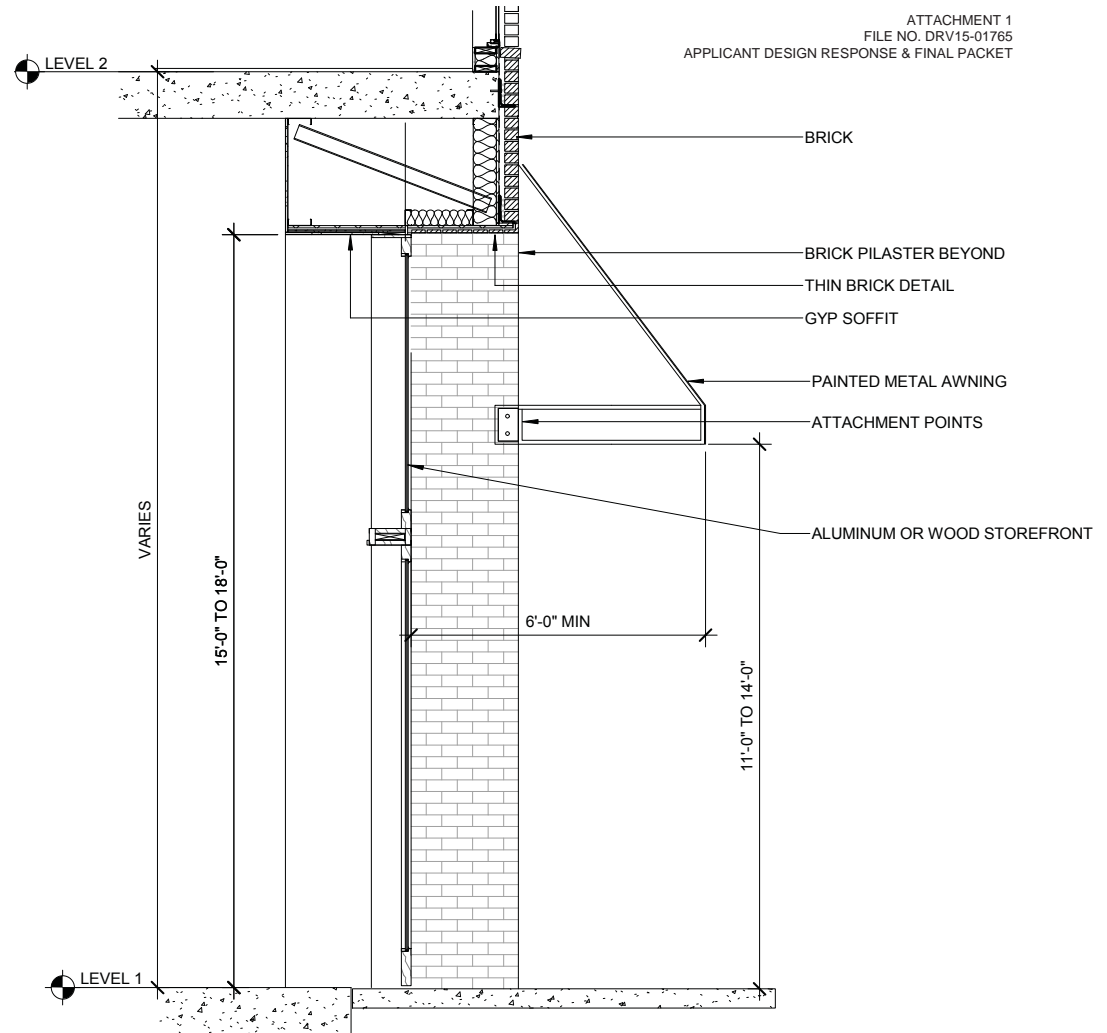


ENLARGED SOUTH ELEVATION @ MIDBLOCK



REPRESENTATIVE IMAGES OF RETAIL AWNINGS WITH FABRIC OR PAINTED METAL

## RETAIL WALL SECTION #4



WALL SECTION 4: RETAIL AWNING WITH FABRIC OR PAINTED METAL



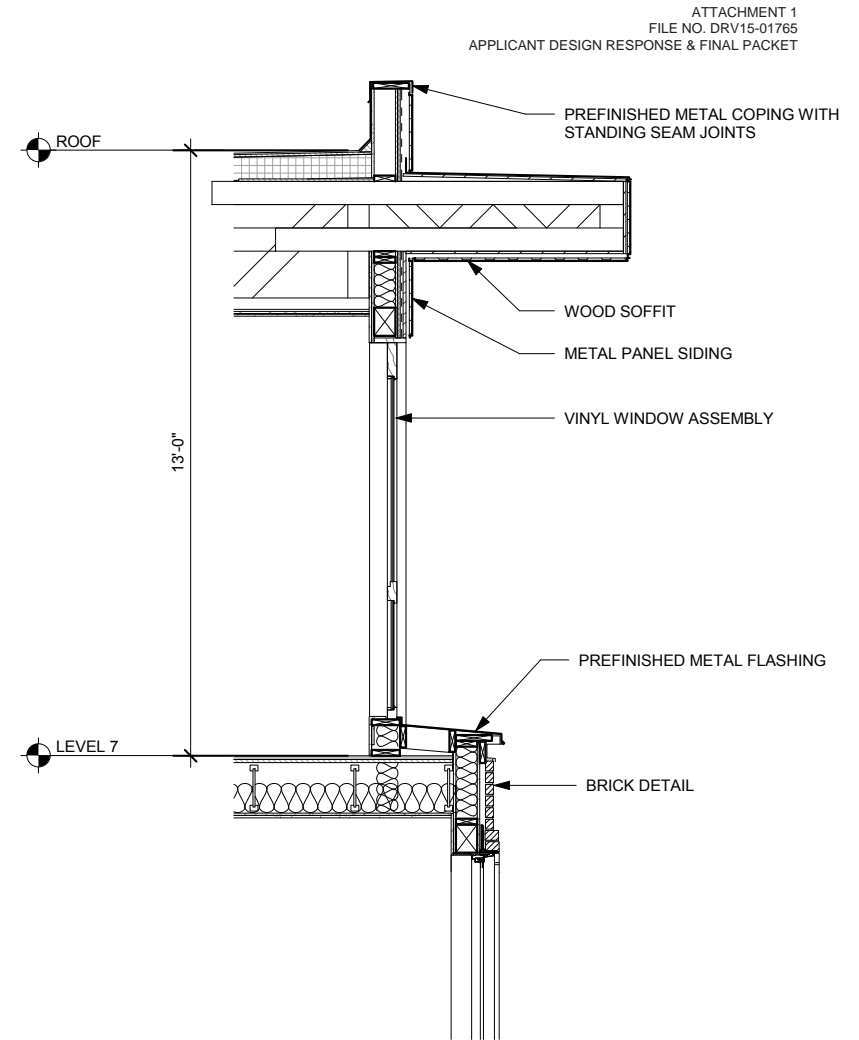


ENLARGED SOUTH ELEVATION @ SW CORNER



REPRESENTATIVE IMAGES OF PAINTED METAL ROOF OVERHANGS

## WALL SECTION #5



WALL SECTION 5: PAINTED METAL ROOF OVERHANG @ 7TH FLOOR

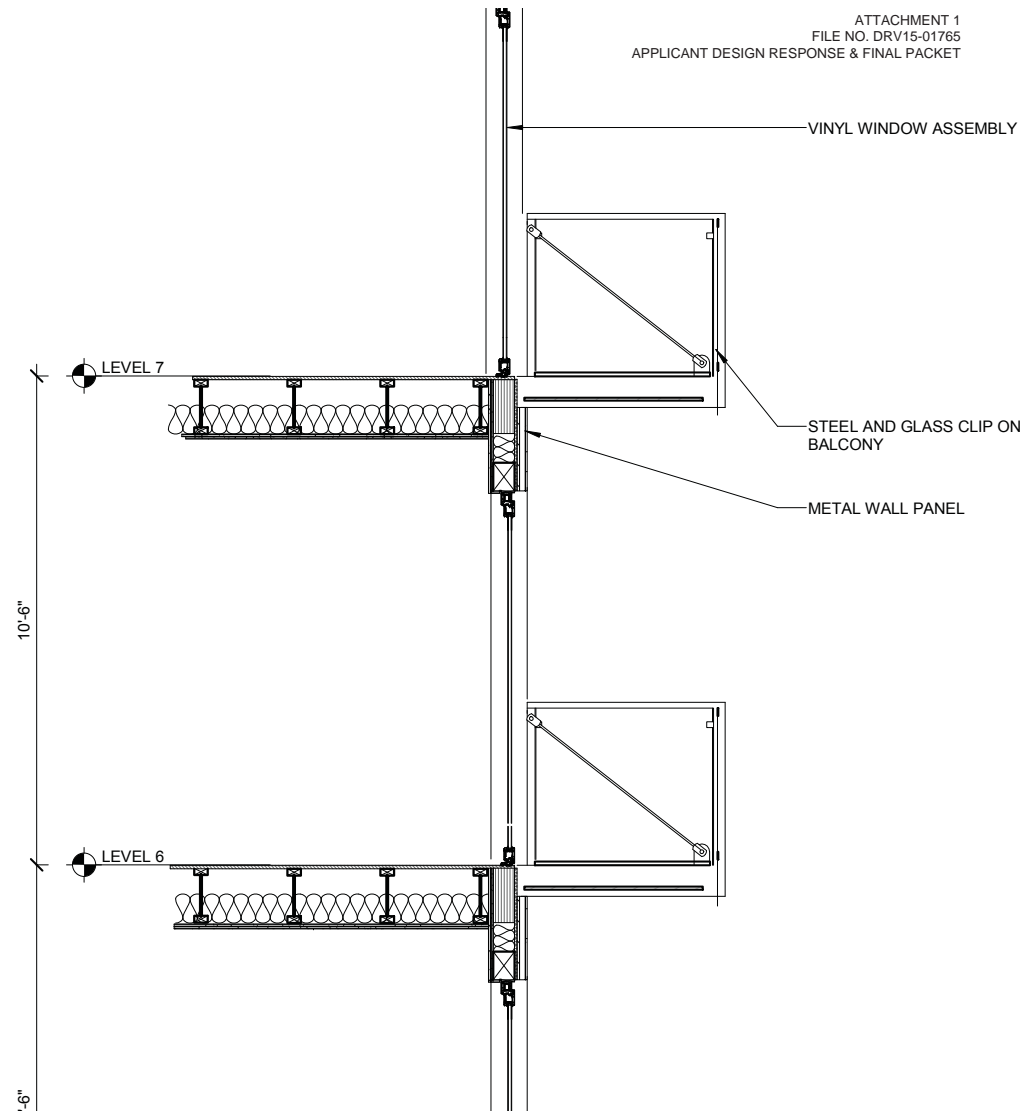


ENLARGED EAST ELEVATION @ MIDBLOCK

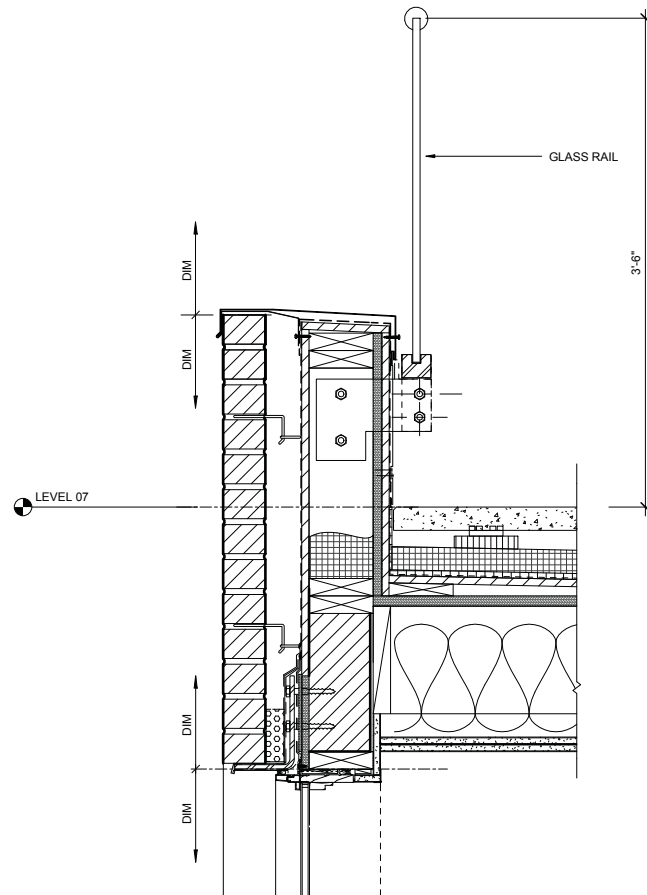


REPRESENTATIVE IMAGES OF RESIDENTIAL BALCONIES

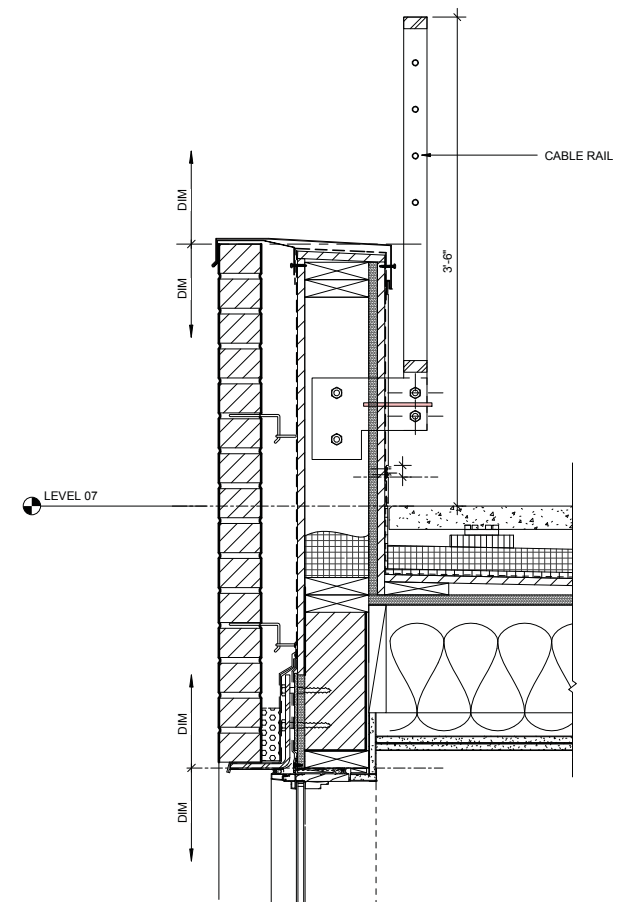
## WALL SECTION #6



WALL SECTION 6: RESIDENTIAL BALCONIES



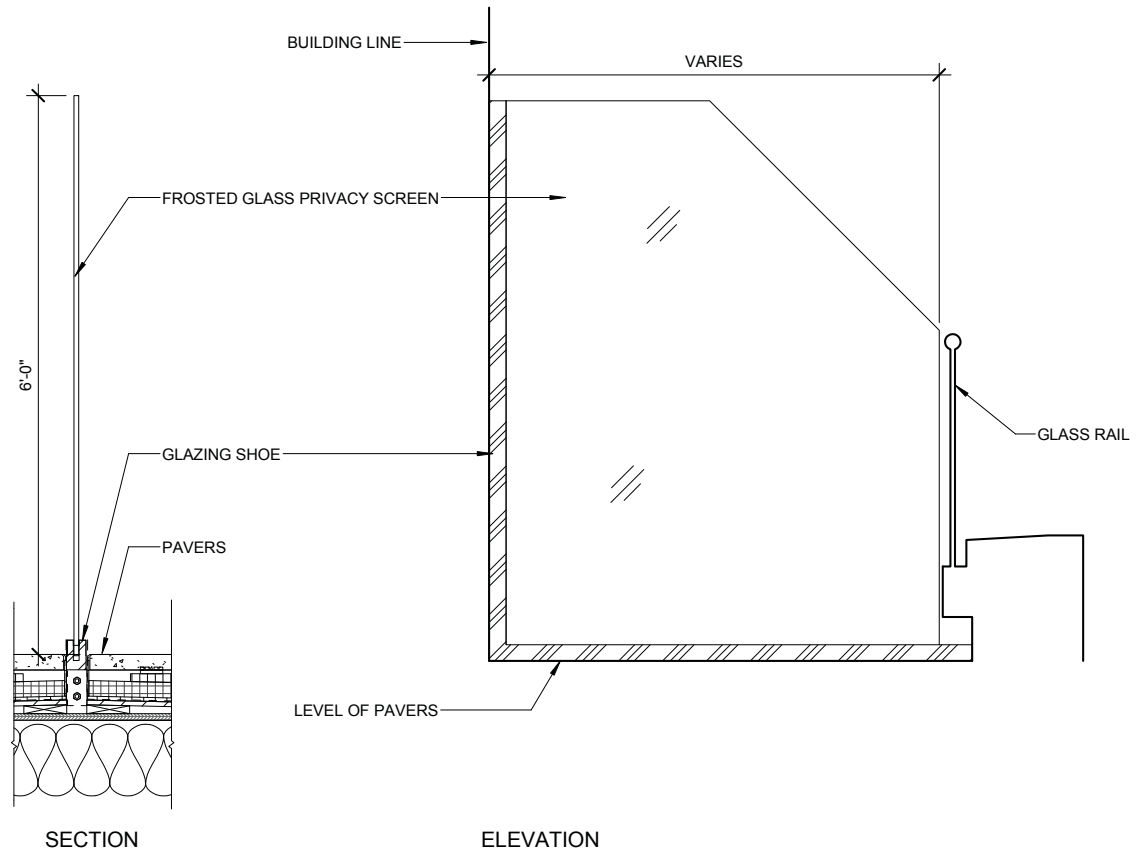
TYPICAL GLASS RAILING



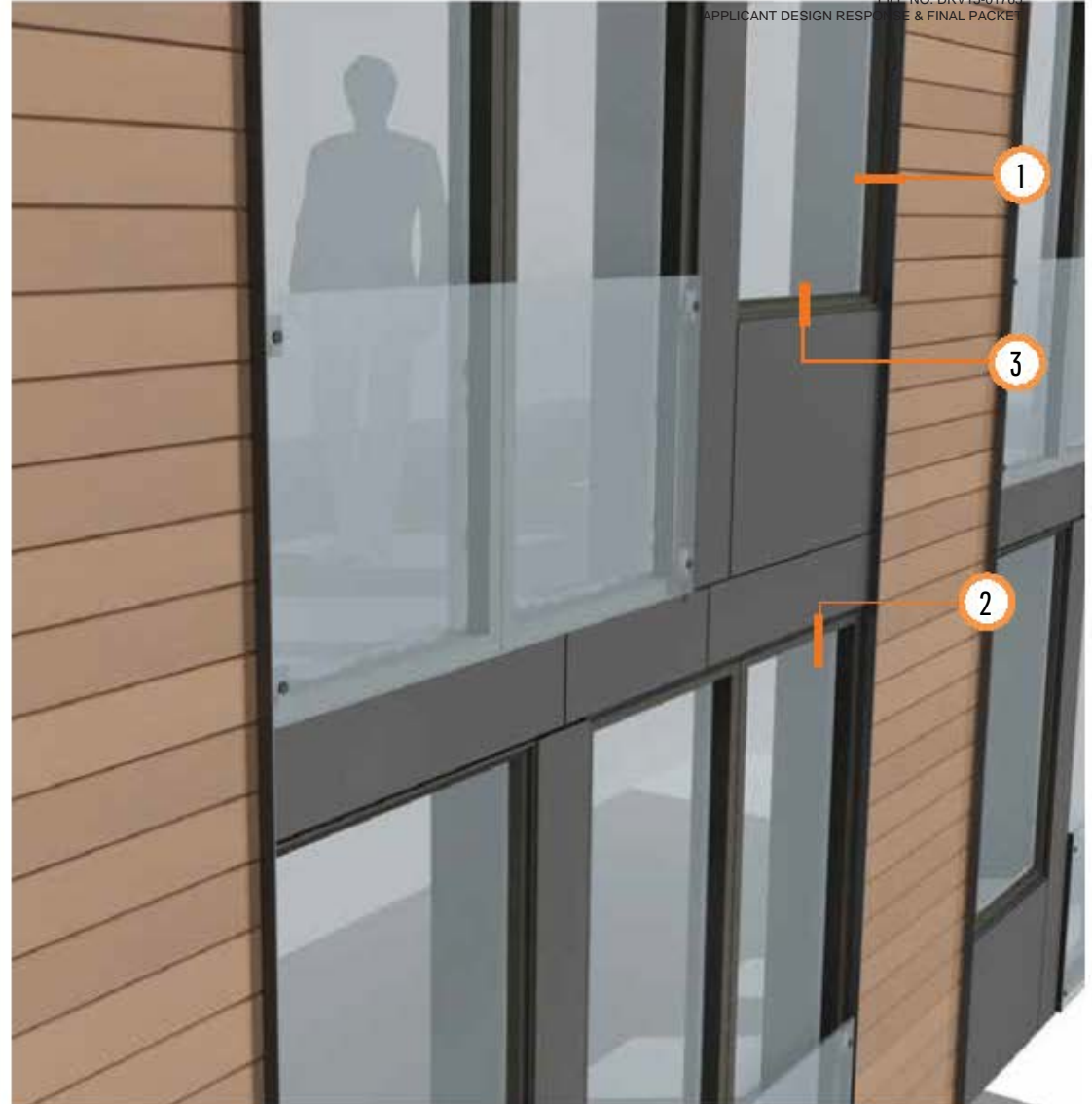
TYPICAL CABLE RAILING

## TYPICAL RAILING TYPES



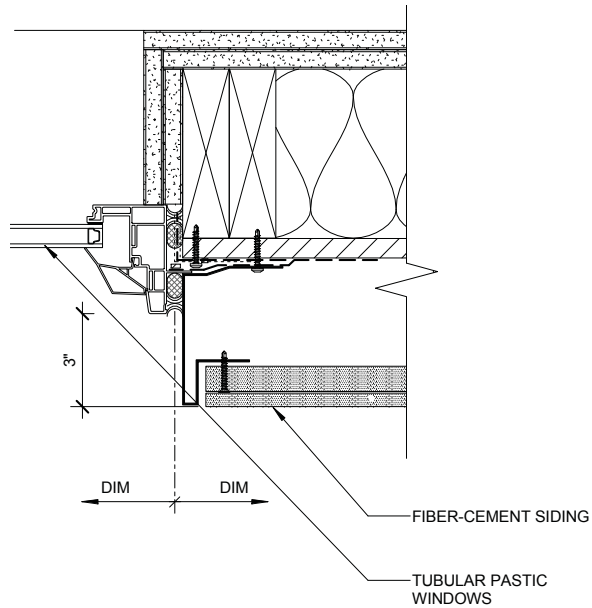


TYPICAL PRIVACY SCREENS



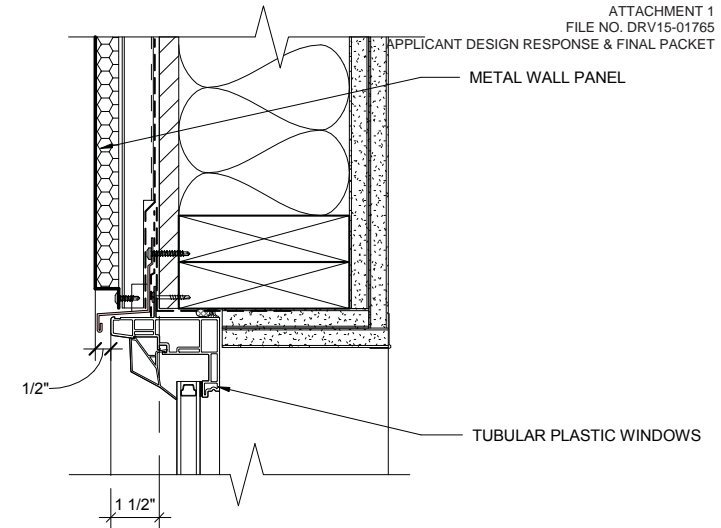
ATTACHMENT 1  
FILE NO. DRV15-01765  
APPLICANT DESIGN RESPONSE & FINAL PACKET

WALL DETAILS @ COURTYARDS

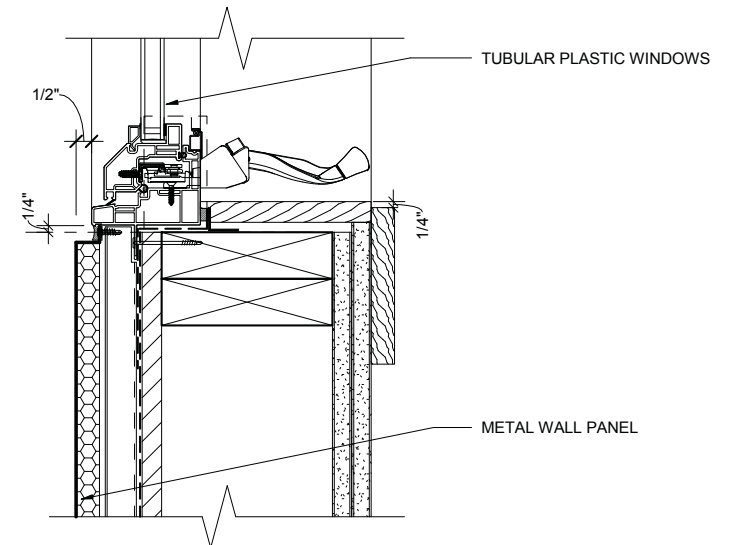


1 JAMB @ FIBER-CEMENT BOARD

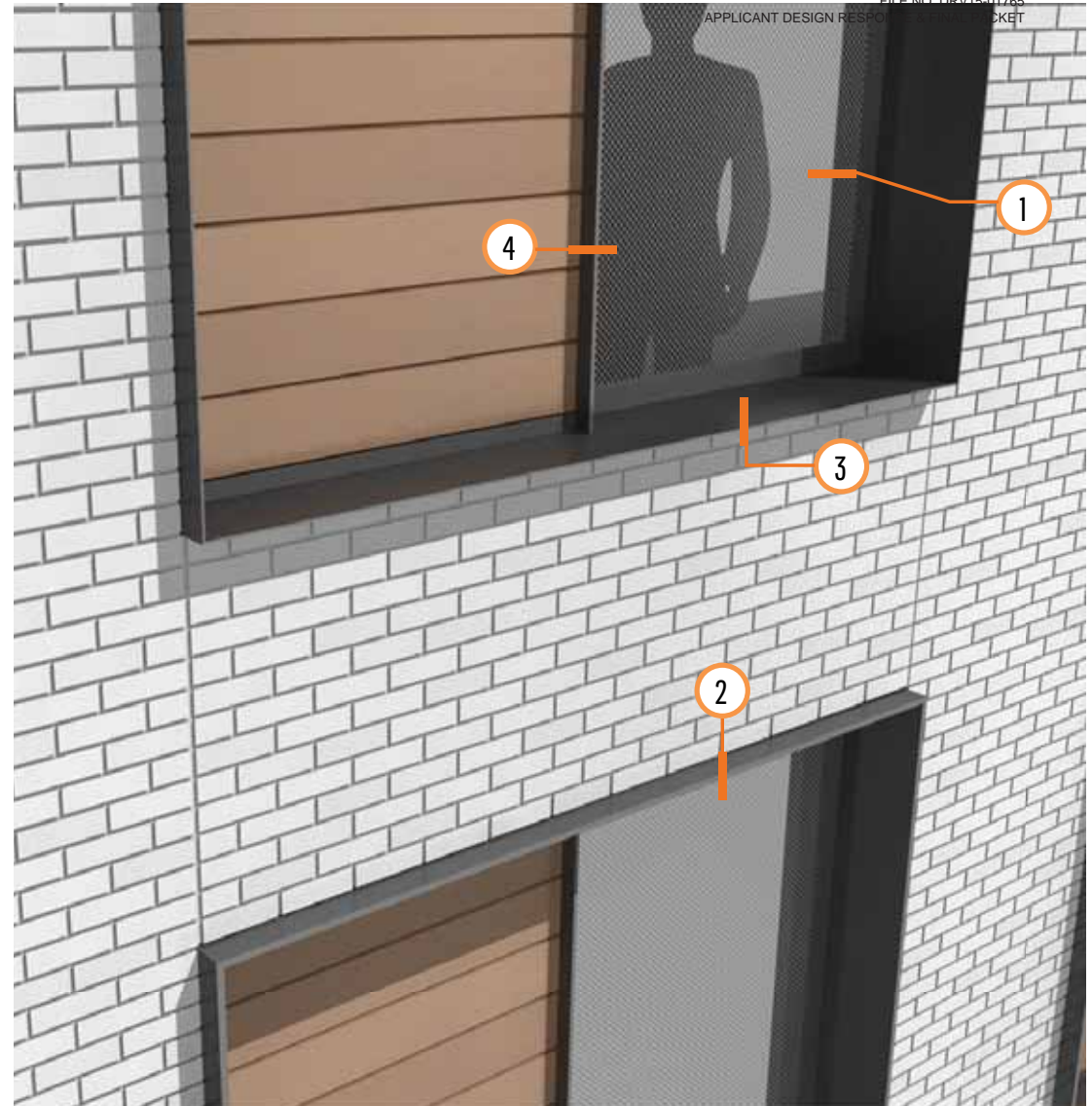
## WALL DETAILS @ COURTYARDS



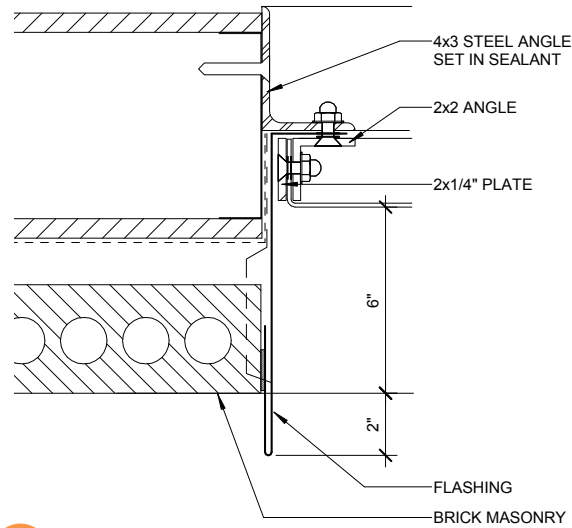
2 HEAD @ METAL PANEL



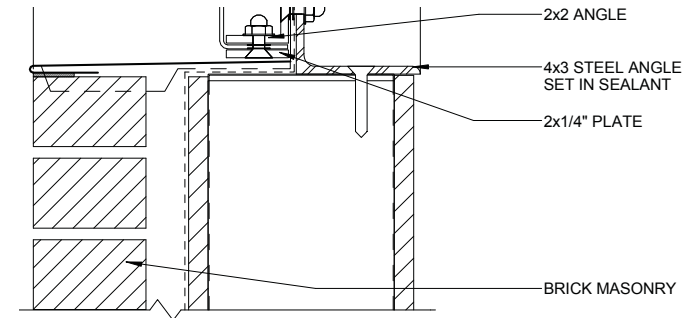
3 SILL @ METAL PANEL



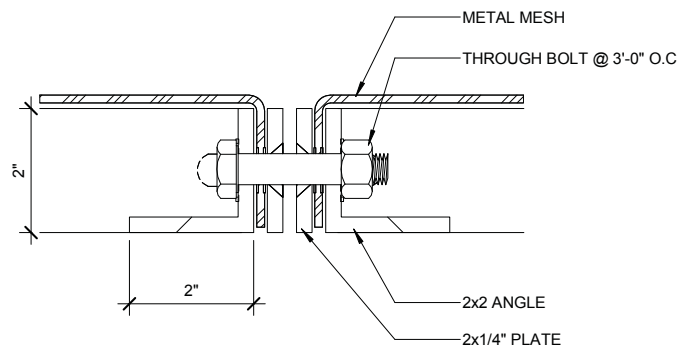
## PARKING GARAGE SCREEN DETAILS



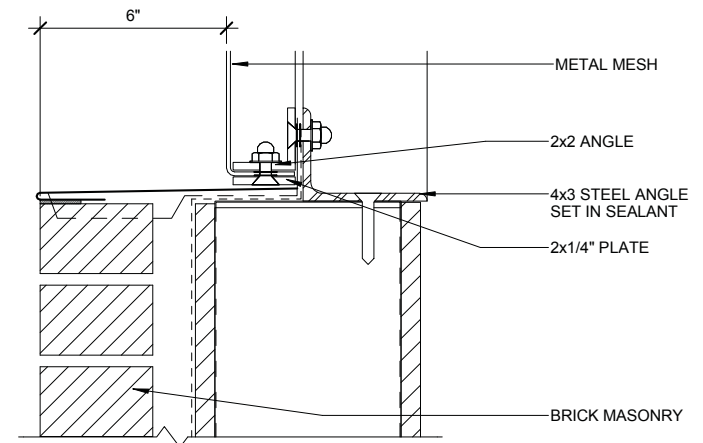
1 JAMB @ PARKING SCREEN



2 HEAD @ PARKING SCREEN



4 FRAME DETAIL @ METAL SCREEN



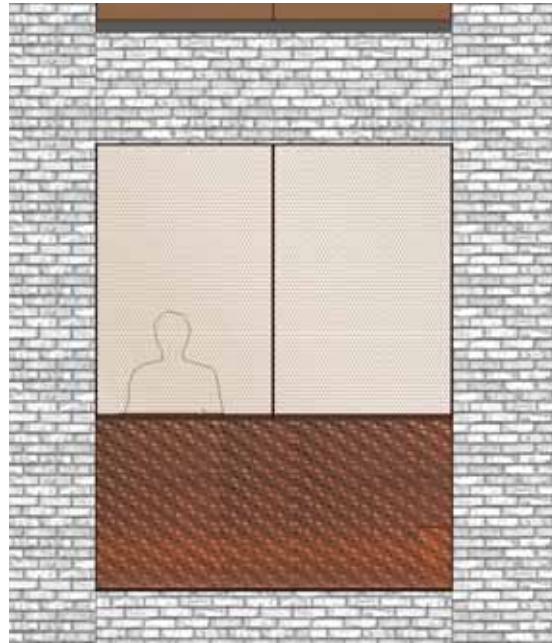
3 SILL @ PARKING SCREEN

## PARKING GARAGE SCREEN DETAILS

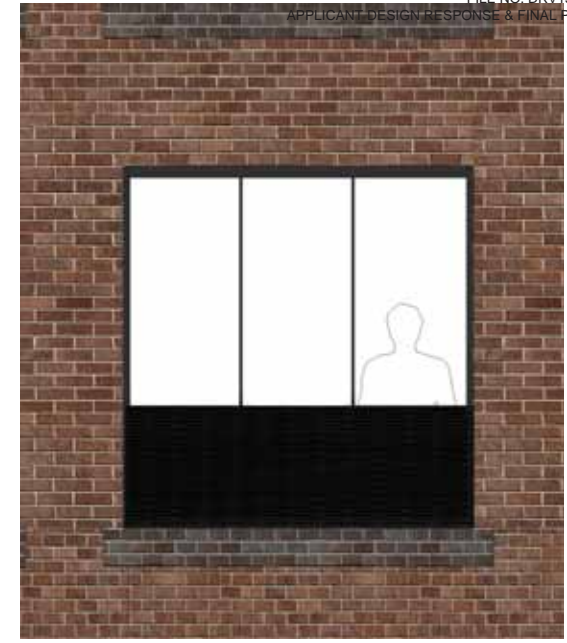
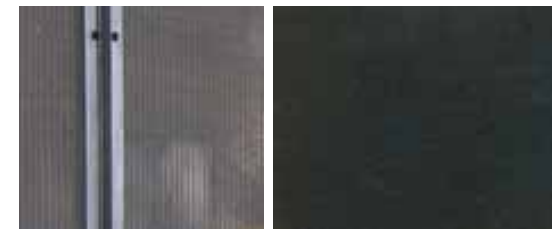
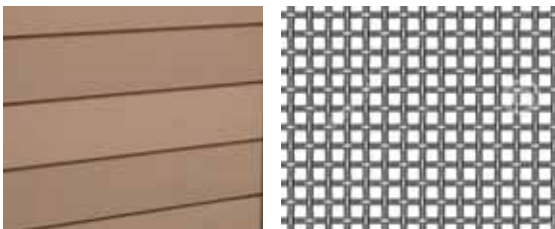




PARKING SCREEN: METAL MESH



PARKING SCREEN: PERF PANEL

PARKING SCREEN: FRAMED OPENINGS AND SOLID STEEL  
HEADLIGHT SCREEN

## PARKING GARAGE SCREEN STRATEGIES



PARKING GARAGE ENTRY PERSPECTIVE



ATTACHMENT 1  
FILE NO. DRV15-01765  
APPLICANT DESIGN RESPONSE & FINAL PACKET



STRIP UPLIGHTING AND  
RAMP CURBLIGHTING

## LIGHTING PLAN: GARAGE ENTRY





ATTACHMENT 4  
FILE NO. DRV15-01765  
APPLICANT DESIGN RESPONSE & FINAL PACKET



WALL WASH  
DOWNLIGHT



STRIP UPLIGHTING AND  
RAMP CURBLIGHTING

## LIGHTING PLAN: PARKING LEVELS

ATTACHMENT 1  
FILE NO. DRV15-01765  
APPLICANT DESIGN RESPONSE & FINAL PACKET



WALL WASH



UNIT ENTRY DOWNLIGHT

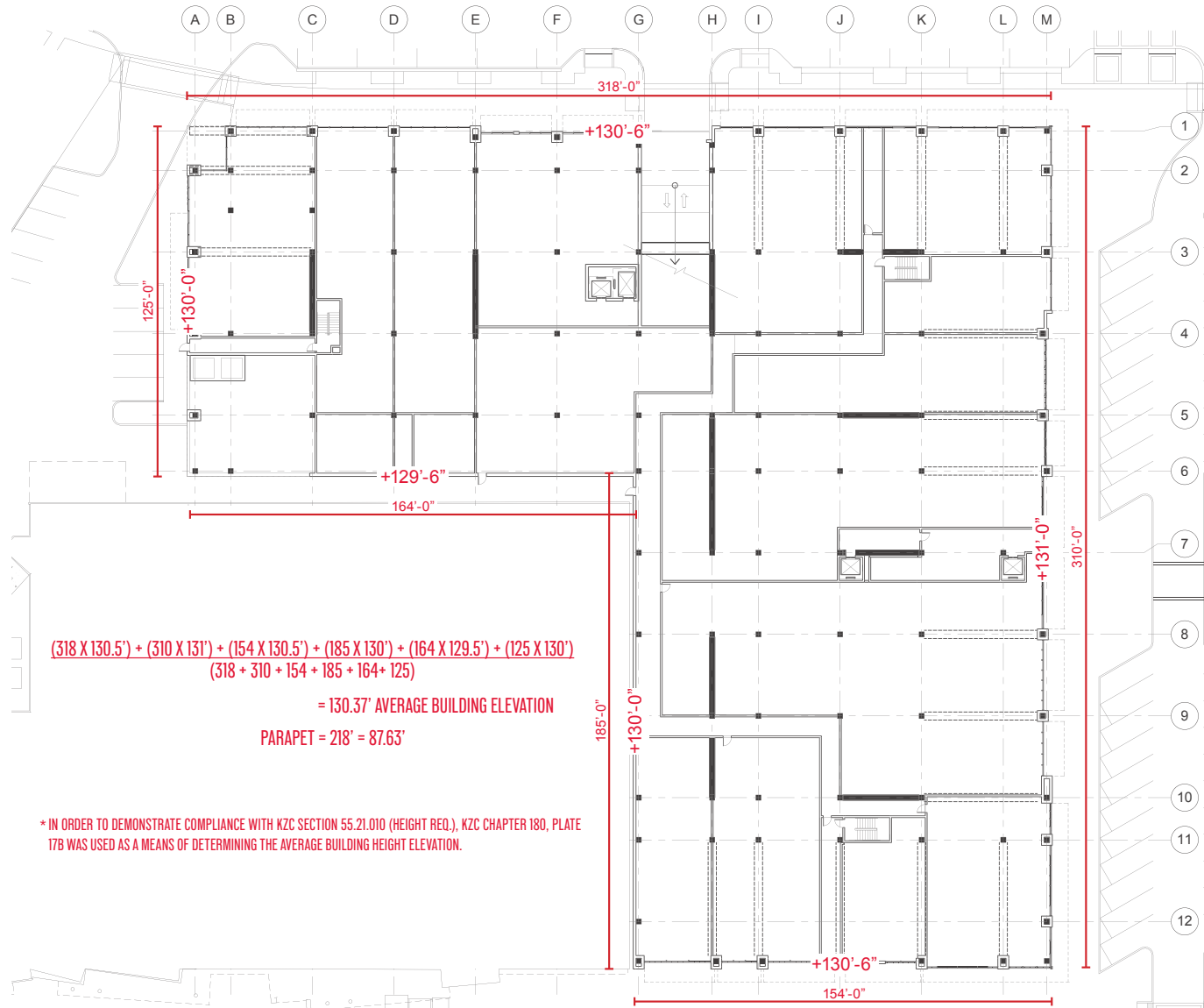


PLANTER STICK LIGHT

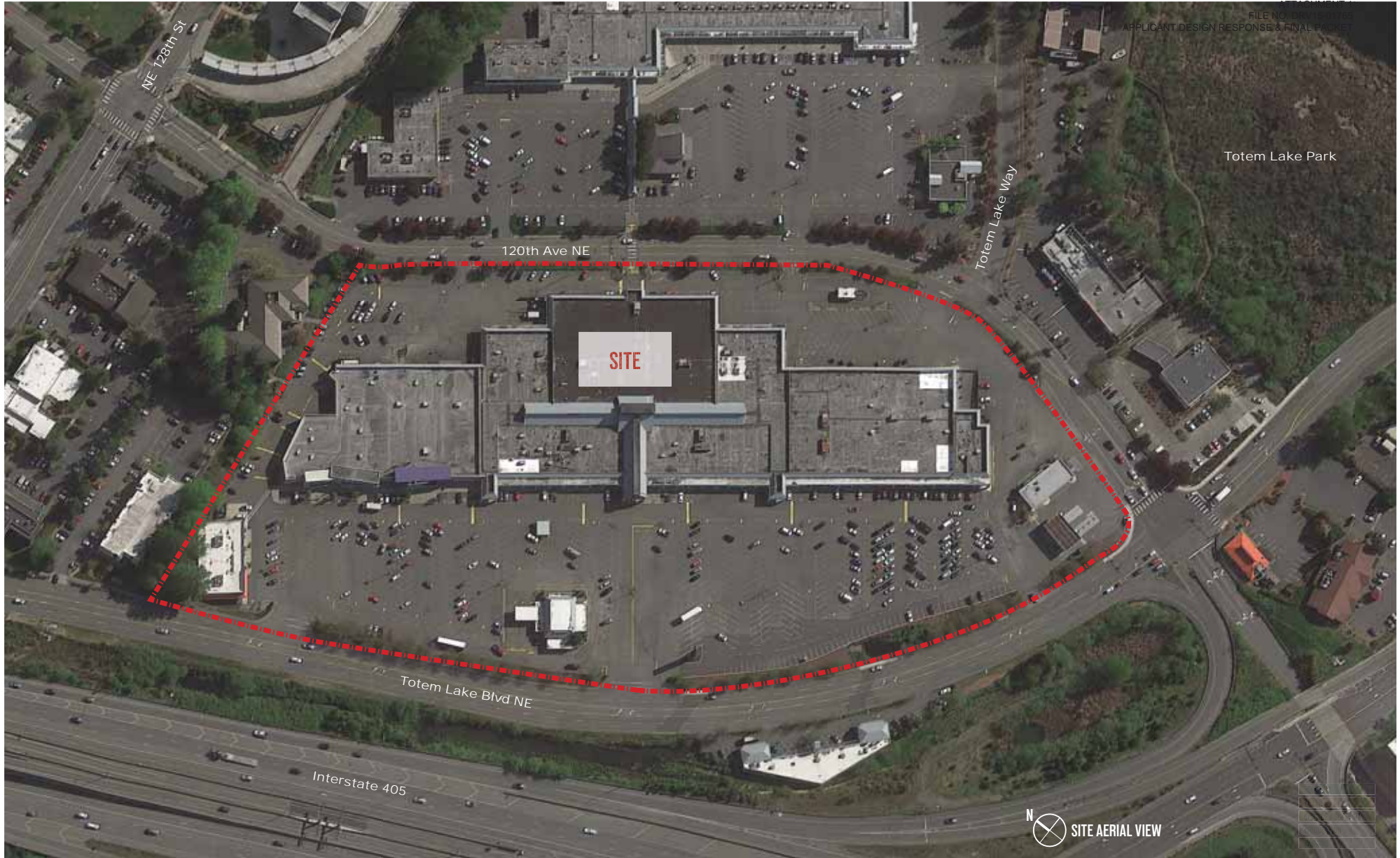


RECESSED GROUND UPLIGHT

## LIGHTING PLAN: RESIDENTIAL COURTYARDS



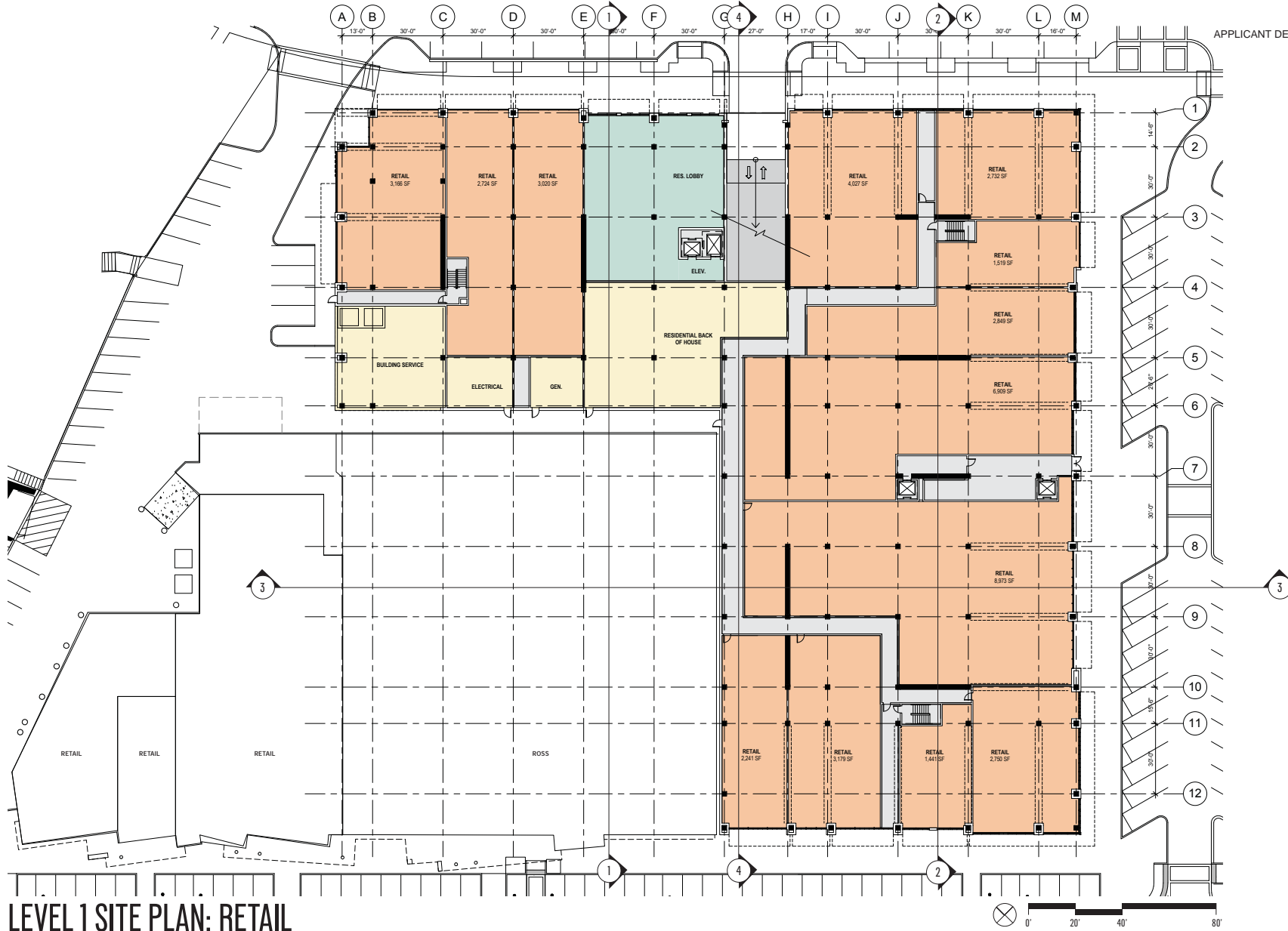
## BUILDING HEIGHT CALCULATION

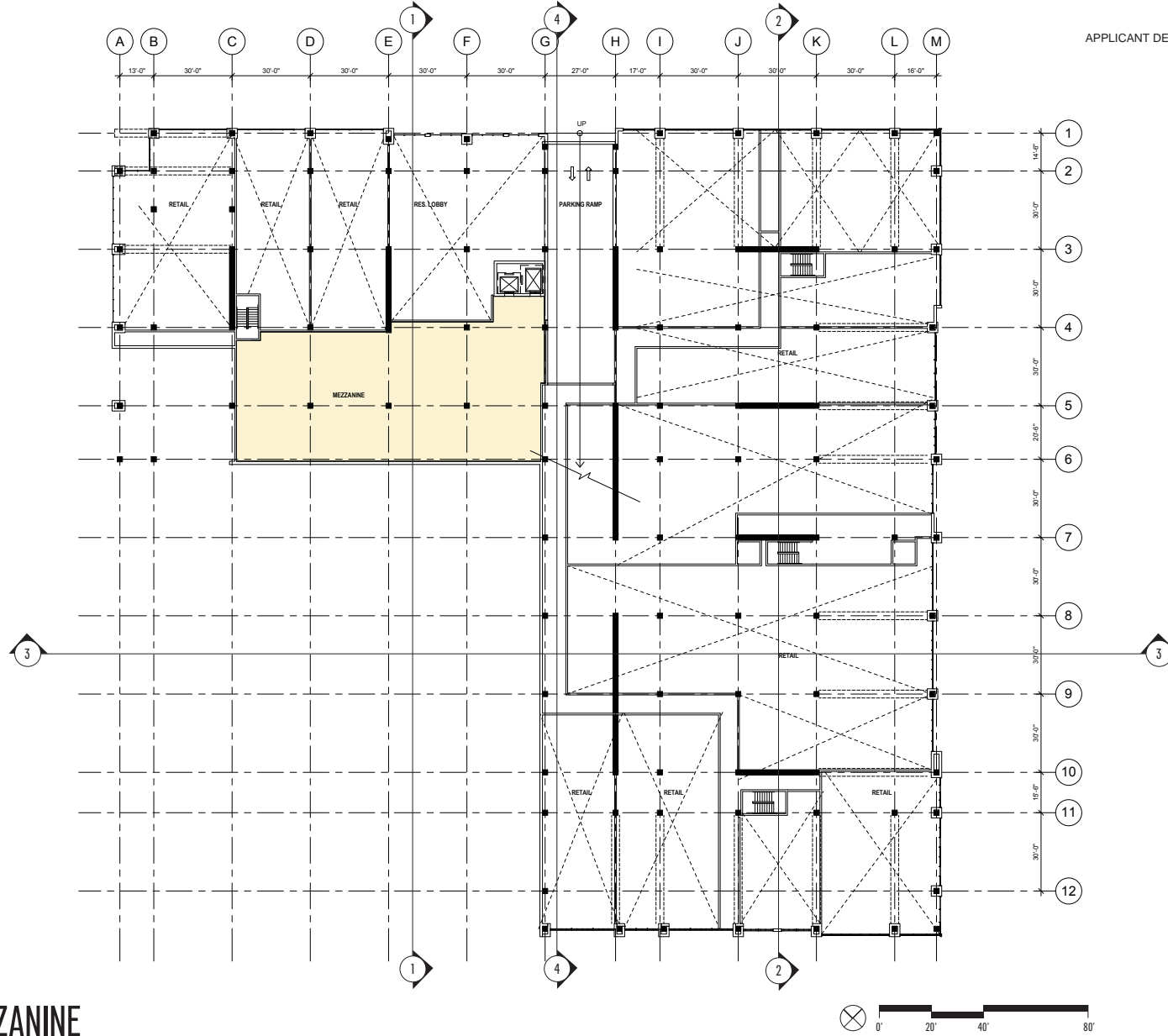




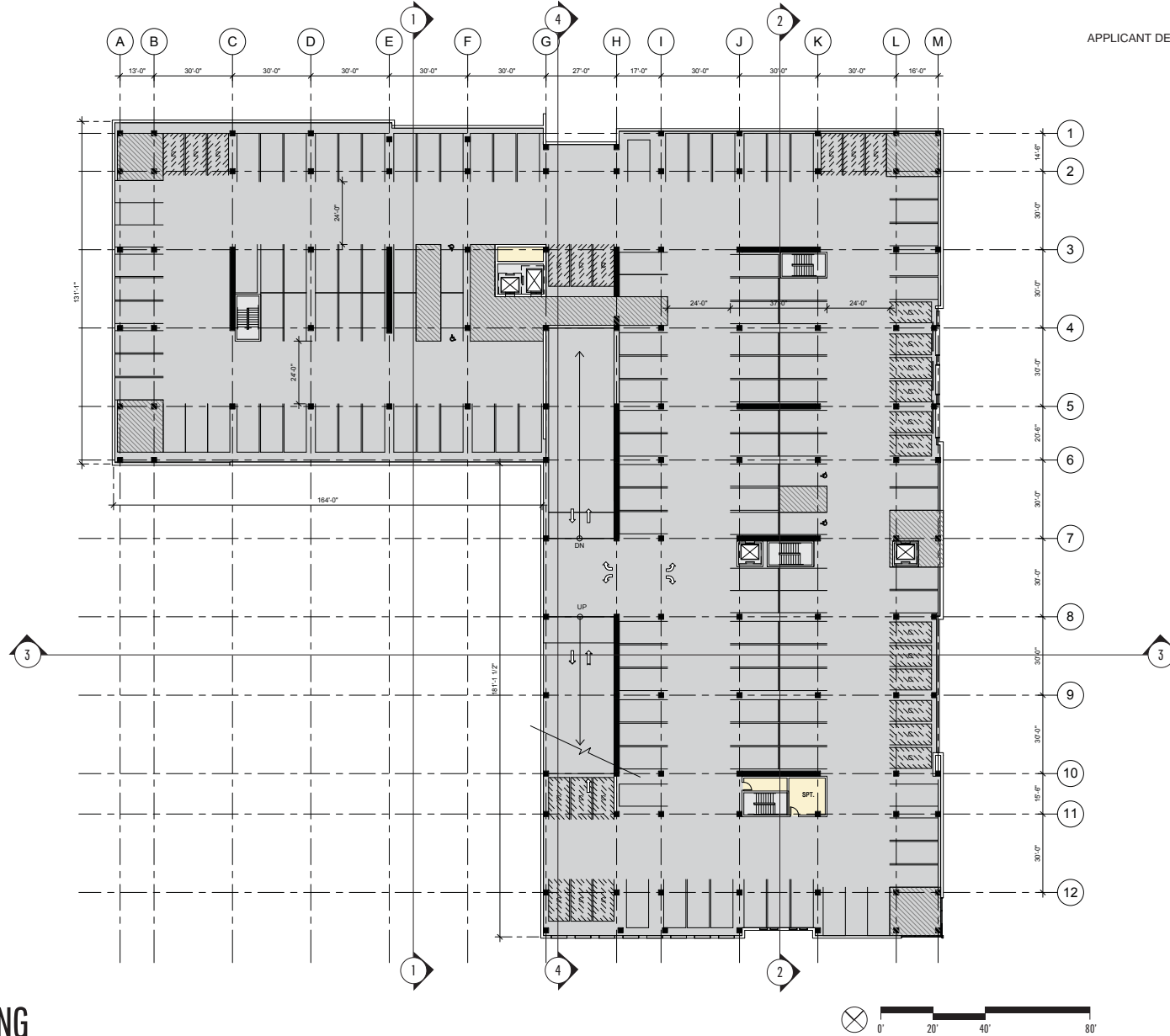


## SITE PLAN



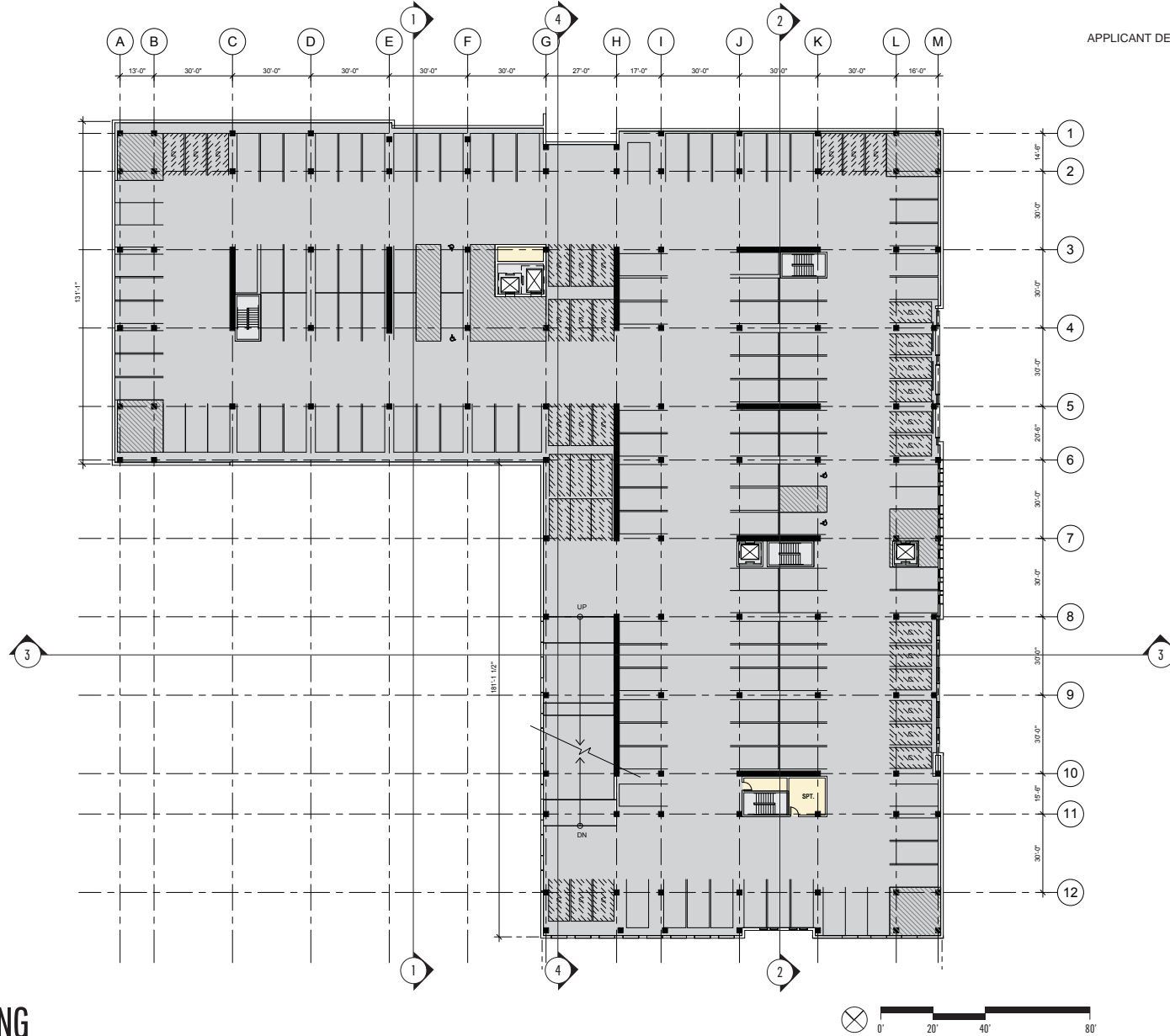


LEVEL 1.5 PLAN: MEZZANINE

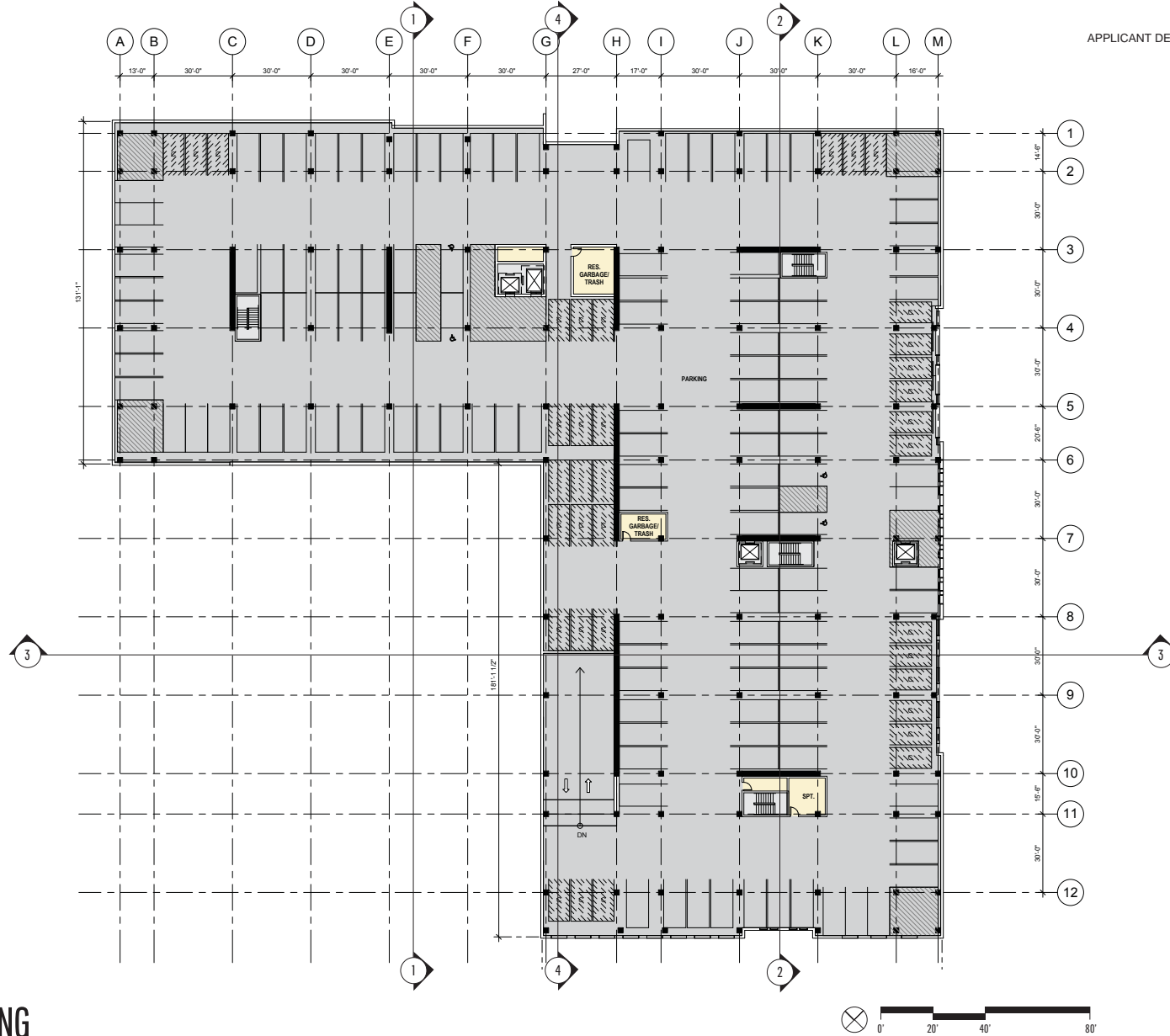


LEVEL 2 PLAN: PARKING





LEVEL 3 PLAN: PARKING



LEVEL 4 PLAN: PARKING



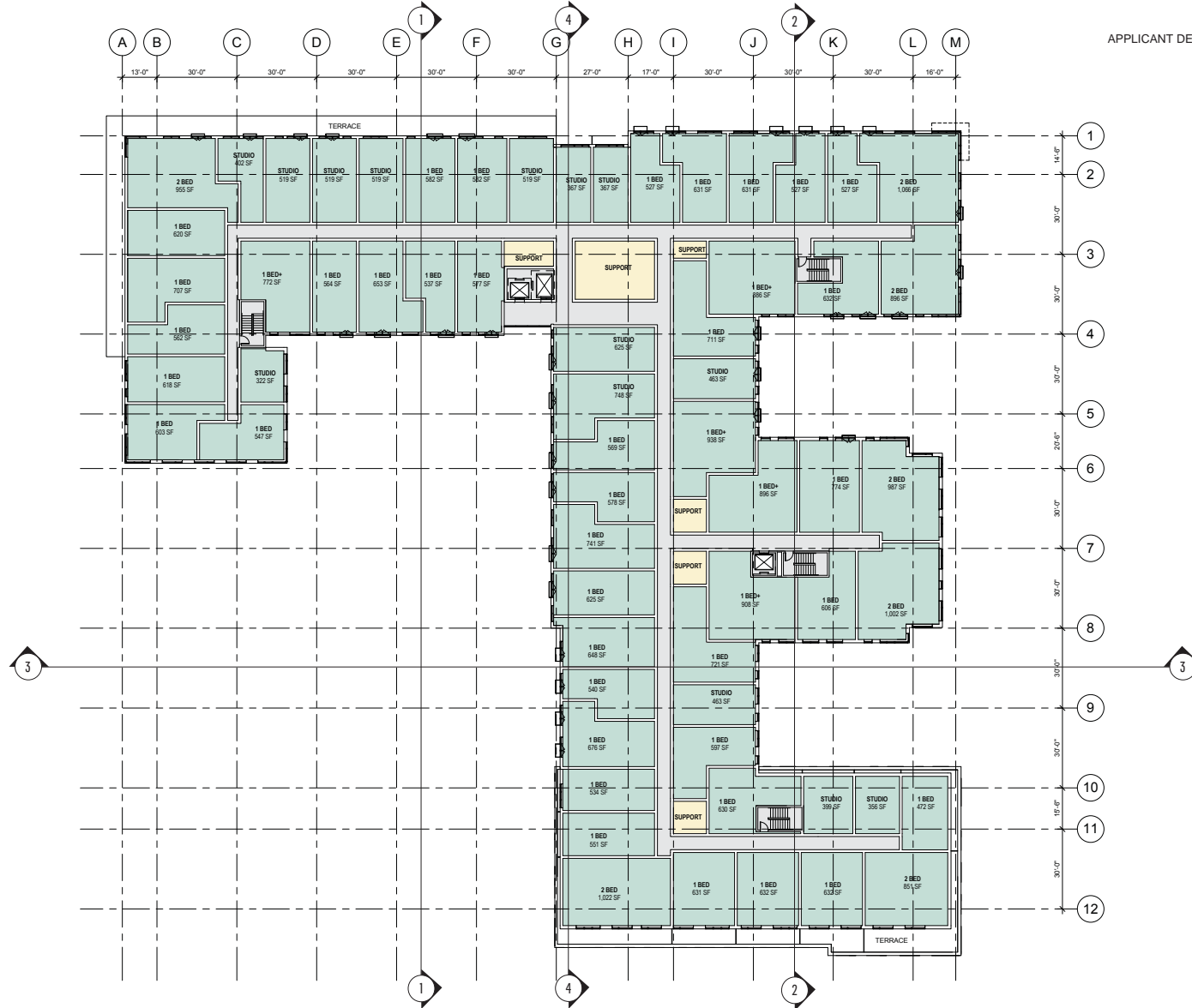
## LEVEL 5 FLOOR PLAN: HOUSING

ATTACHMENT 1  
FILE NO. DRV15-01765  
APPLICANT DESIGN RESPONSE & FINAL PACKET



## LEVEL 6 FLOOR PLAN: HOUSING

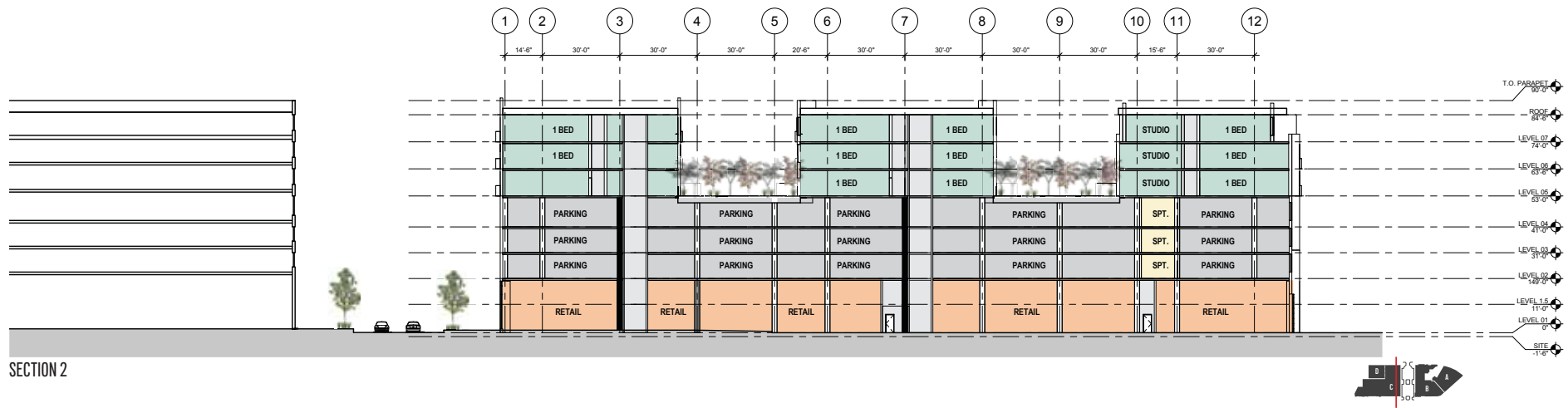
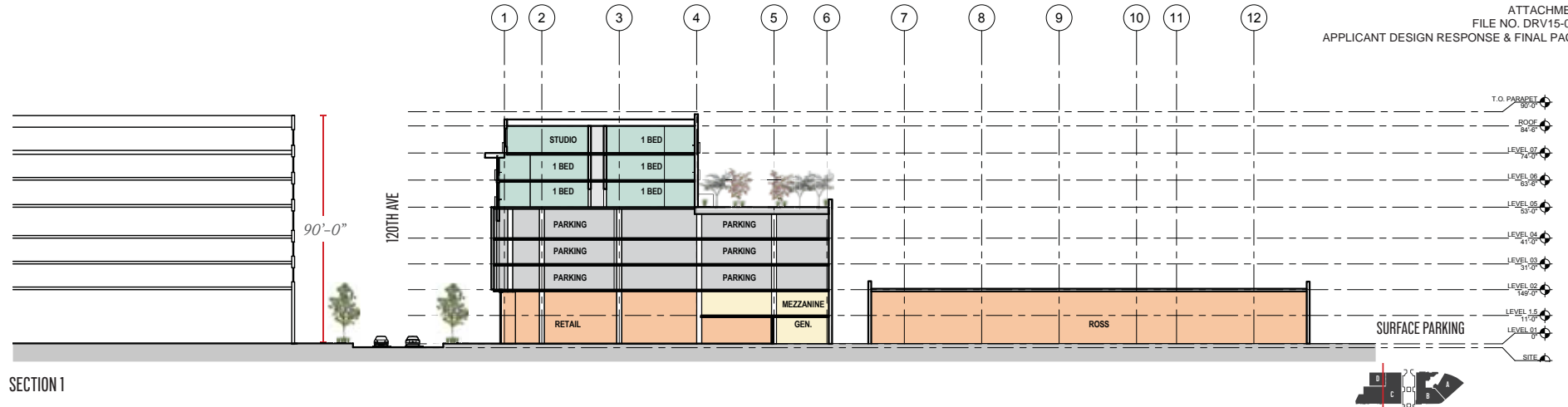
- HOUSING
- RETAIL
- SERVICE / SUPPORT
- CIRCULATION
- PARKING



LEVEL 7 FLOOR PLAN: HOUSING

HOUSING  
RETAIL  
SERVICE / SUPPORT  
CIRCULATION  
PARKING

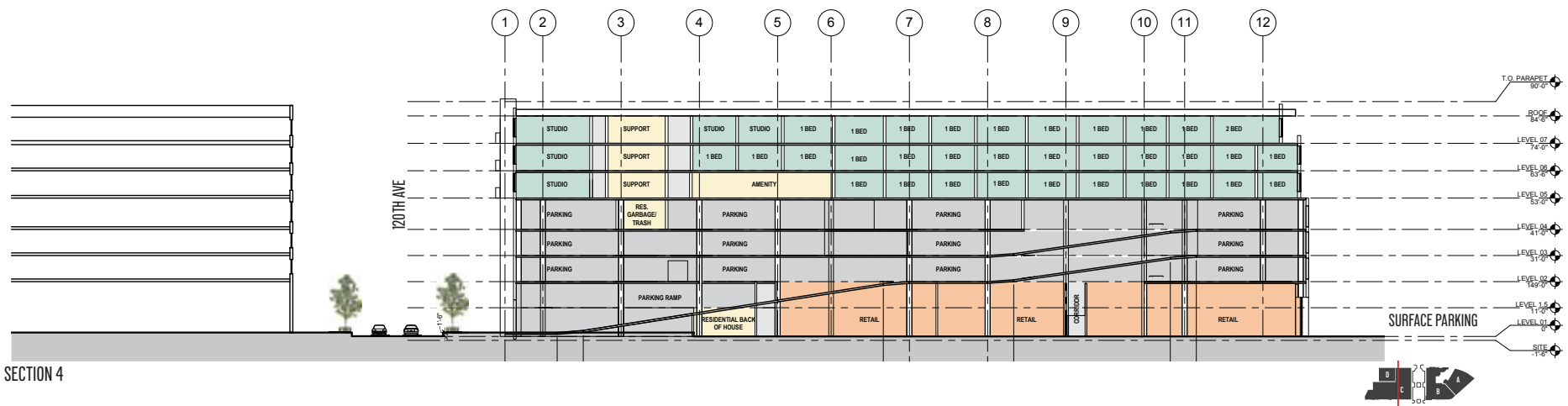
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APPLICANT DESIGN RESPONSE & FINAL PACKET



## BUILDING SITE SECTIONS



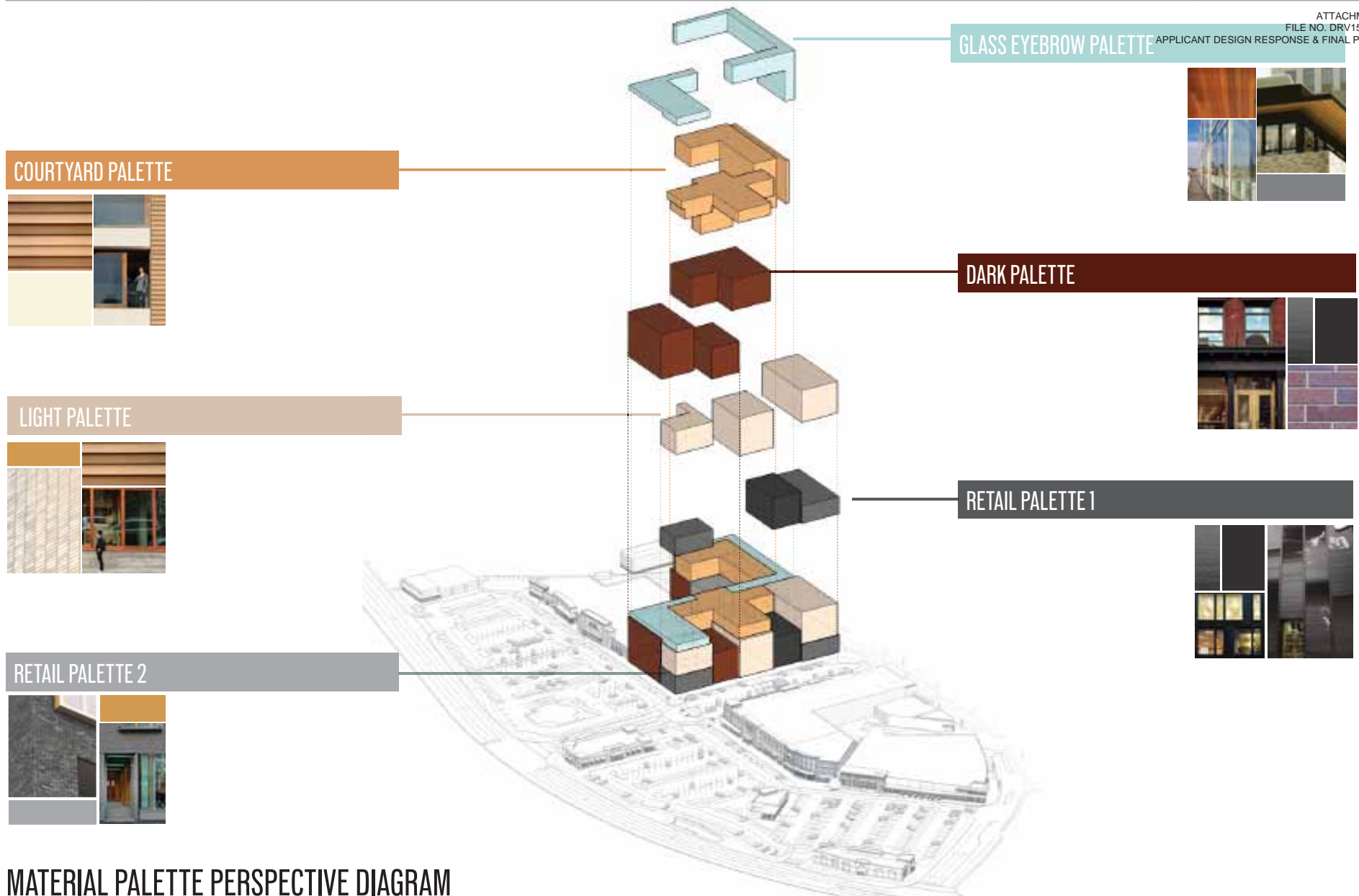
HOUSING  
RETAIL  
SERVICE / SUPPORT  
CIRCULATION  
PARKING



## BUILDING SITE SECTIONS

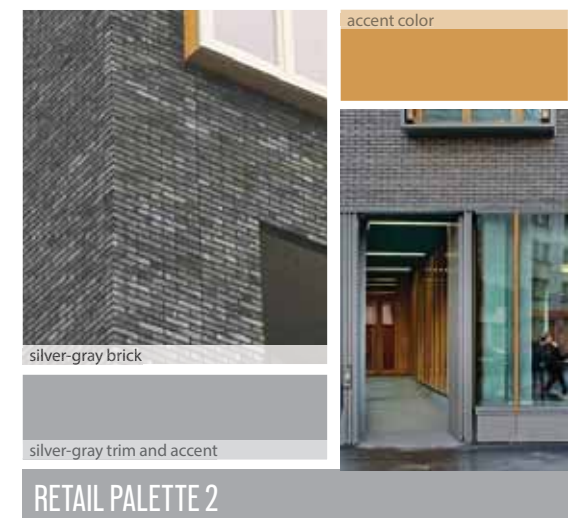
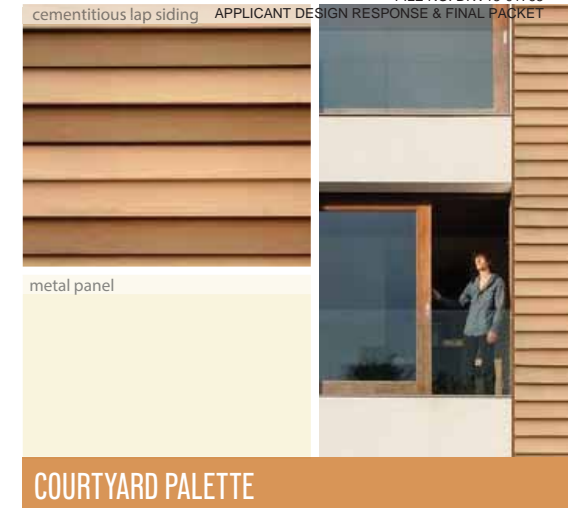
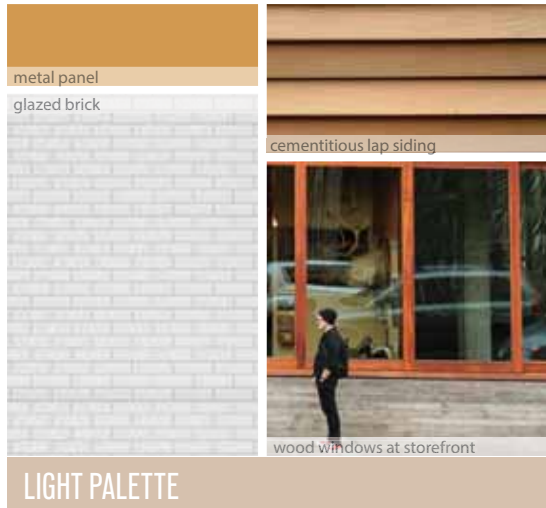


HOUSING  
RETAIL  
SERVICE / SUPPORT  
CIRCULATION  
PARKING



MATERIAL PALETTE PERSPECTIVE DIAGRAM





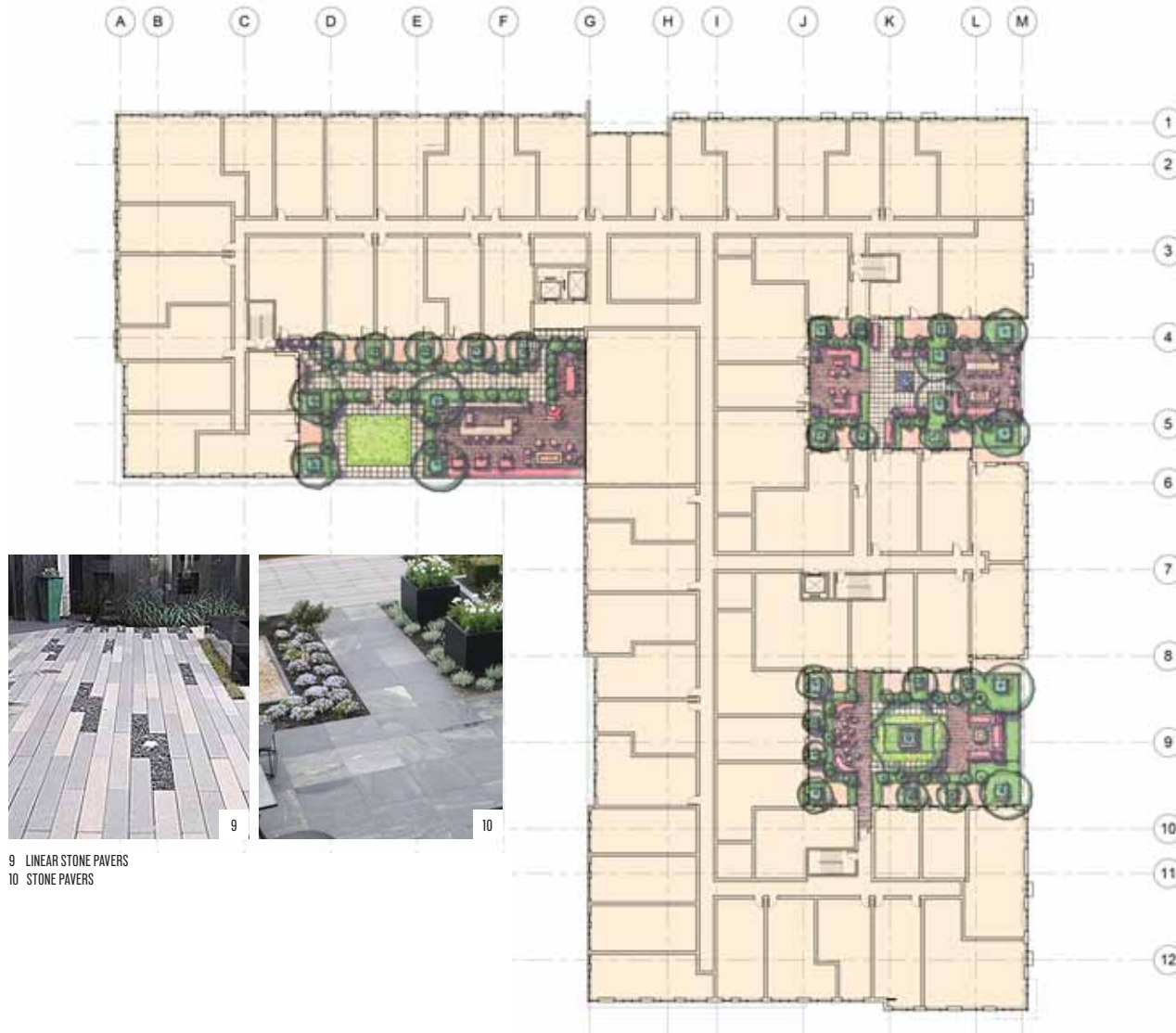
## EXTERIOR BUILDING MATERIALS



## LANDSCAPE INSPIRATION IMAGES



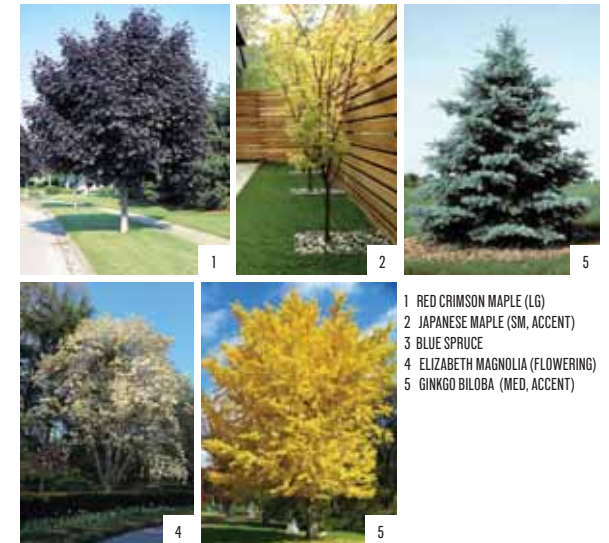
ATTACHMENT 1  
FILE NO. DRV15-01765  
APPLICANT DESIGN RESPONSE & FINAL PACKET



9 LINEAR STONE PAVERS  
10 STONE PAVERS



6 PRECAST CONCRETE PAVERS  
7 YELLOW GENISTA  
8 JAPANESE HOLLY  
9 CONCRETE FEATURES



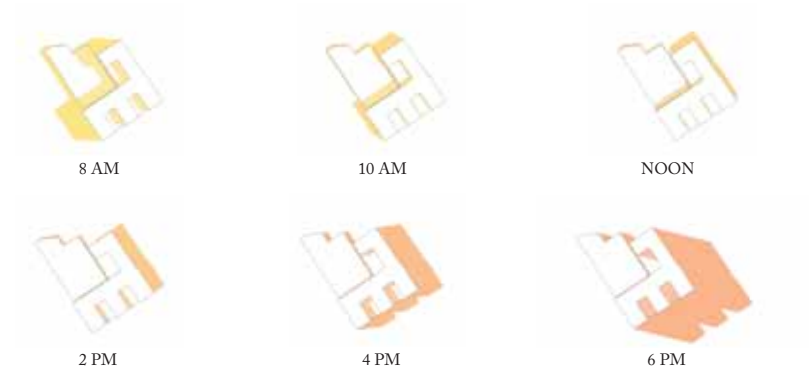
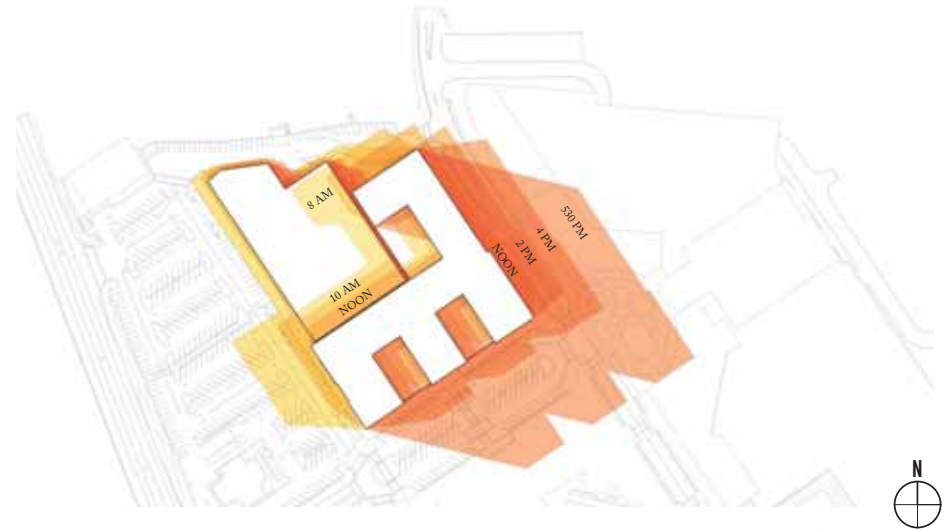
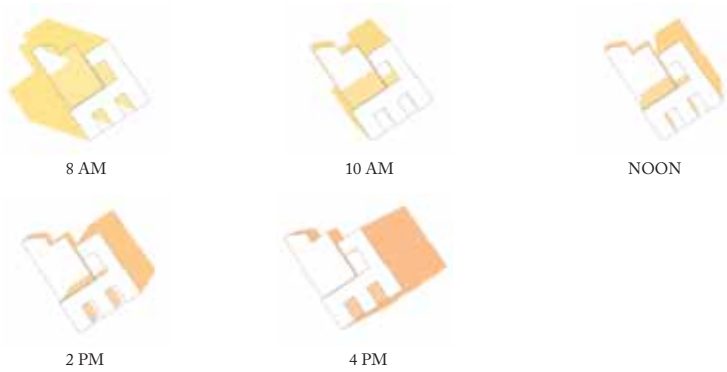
1 RED CRIMSON MAPLE (LG)  
2 JAPANESE MAPLE (SM, ACCENT)  
3 BLUE SPRUCE  
4 ELIZABETH MAGNOLIA (FLOWERING)  
5 GINKGO BILOBA (MED, ACCENT)

## LEVEL 5 PLAN: LANDSCAPE



## EQUINOX | March 21st + Sept 21st

## SUMMER SOLSTICE | June 21st

ATTACHMENT 1  
FILE NO. DRV15-01765  
APPLICANT DESIGN RESPONSE & FINAL PACKET

## SUN STUDIES

## WINTER SOLSTICE | Dec 21st

ATTACHMENT 1  
FILE NO. DRV15-01765  
APPLICANT DESIGN RESPONSE & FINAL PACKET



## SUN STUDIES





RENDERING MAP





ENTRY VIEW FROM TOTEM LAKE BLVD. (VIEW 1)



VIEW FROM DEVELOPMENT ACROSS 120TH (VIEW 2)





VIEW DRIVING SOUTH ALONG 120TH (VIEW 3)

*Site approach from Hospital Hill*



VIEW FROM ROSS PARKING LOT (VIEW 4)





VIEW FROM 124TH STREET (VIEW 5)



Site approach from Totem Lake Blvd

## VIEW FROM AUTOZONE (VIEW 6)

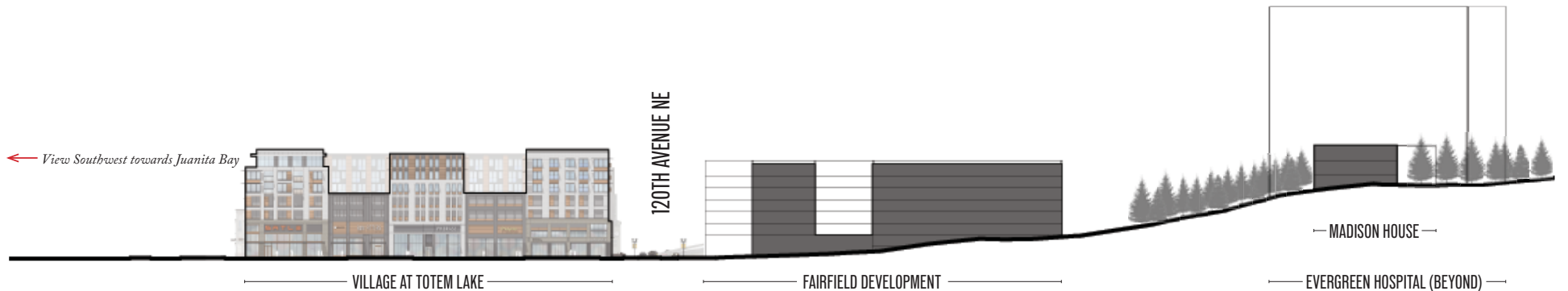


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OVERALL SITE - WEST ELEVATION

0' 32' 64' 128'



OVERALL SITE SECTION - LOOKING NORTH

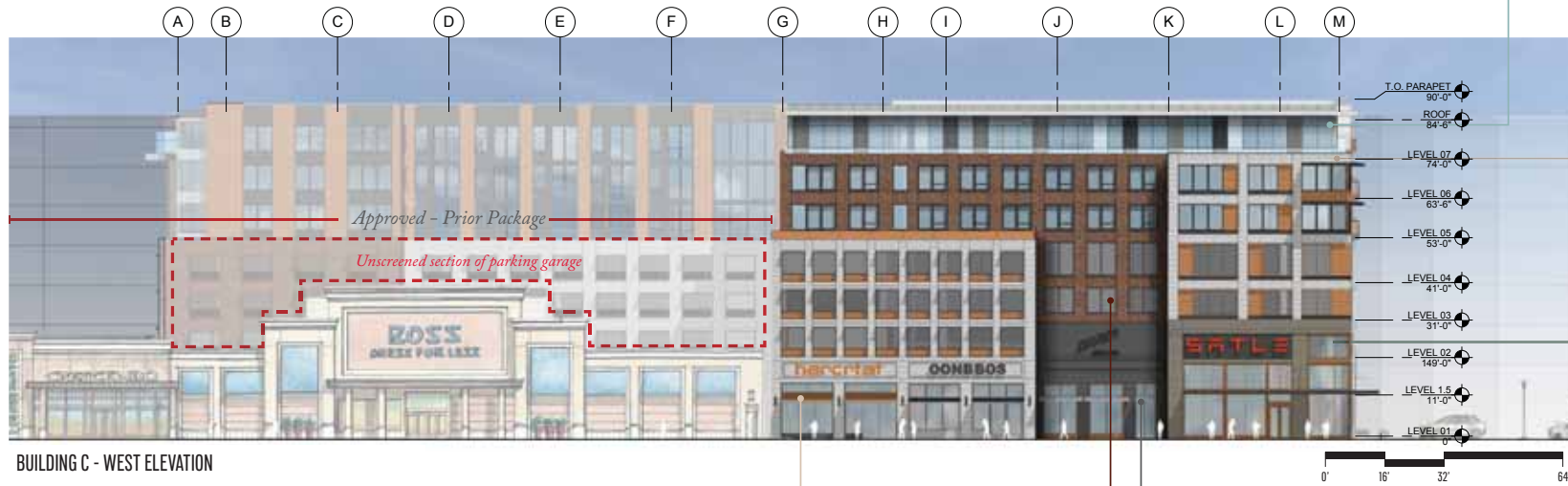
0' 24' 48' 96'

## BUILDING ELEVATIONS

ATTACHMENT 1

FILE NO. DRV15-01765

APPLICANT DESIGN RESPONSE &amp; FINAL PACKET



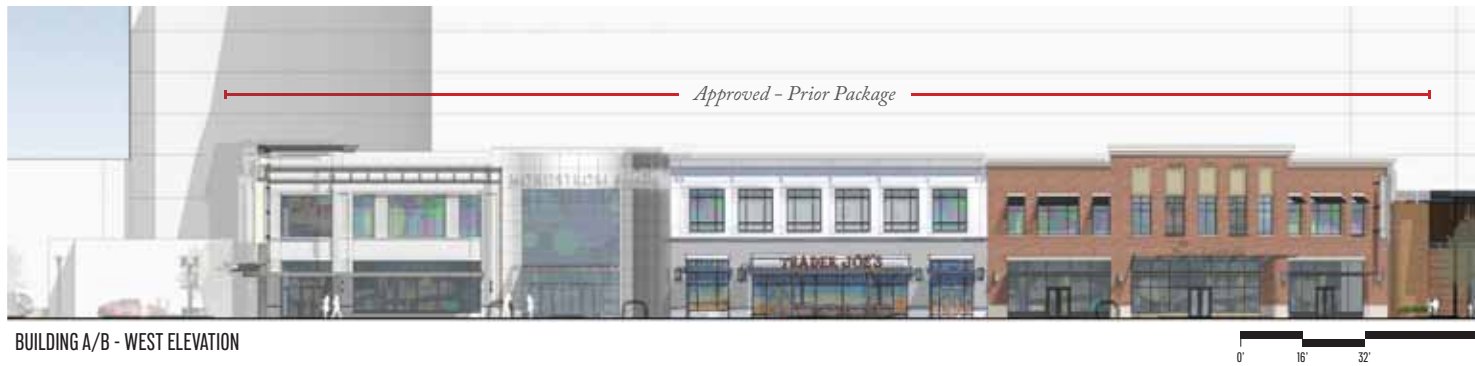
BUILDING C - WEST ELEVATION

LIGHT PALETTE

DARK PALETTE

RETAIL PALETTE 1

RETAIL PALETTE 2



BUILDING A/B - WEST ELEVATION

## BUILDING ELEVATIONS

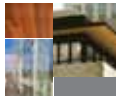


BUILDING B - NORTH ELEVATION

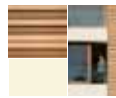
0' 16' 32' 64'



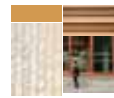
GLASS EYEBROW PALETTE



COURTYARD PALETTE



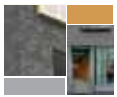
LIGHT PALETTE



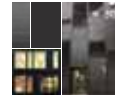
LIGHT PALETTE



RETAIL PALETTE 2



RETAIL PALETTE 1

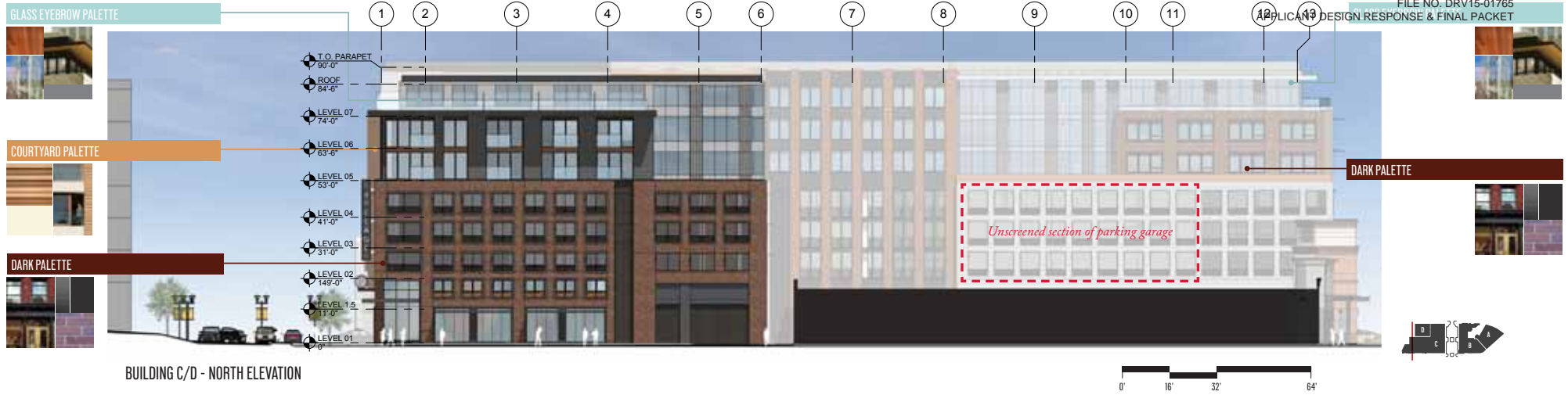


BUILDING C - SOUTH ELEVATION

0' 16' 32' 64'



## BUILDING ELEVATIONS



## BUILDING ELEVATIONS

# APPENDIX A

## *ROSS ELEVATIONS*





BUILDING C - SOUTHWEST ELEVATION



PARTIAL FIRST FLOOR/SIDEWALK PLAN



BUILDING MATERIALS

**The Village at Totem Lake**  
 CenterCal Properties, LLC - Developer  
 IBI Group - Architect  
 Lifescapes International, Inc. - Landscape Architect

BUILDING C - SOUTHWEST ELEVATION



# APPENDIX B

*THE VILLAGE AT TOTEM LAKE LANDSCAPE/ HARDSCAPE*

*BUILDING L - WELLS FARGO*





# THE VILLAGE AT TOTEM LAKE

**Mixed-Use Development**  
**Kirkland, Washington**

CenterCal Properties, LLC - Developer  
Antunovich Associates - Architect  
Lifescapes International, Inc - Landscape Architect

SUBMITTAL DATE : 11/30/15  
PRESENTATION DATE : 12/07/15

## DESIGN REVIEW BOARD SUBMITTAL

APPENDIX B





**The Village at Totem Lake**

CenterCal Properties, LLC - Developer  
Antunovich Associates - Architect  
Lifescapes International, Inc - Landscape Architect

**LANDSCAPE SITE PLAN**

SCALE 1"=50'-0" NORTH





# Project Information

NAME:	The Village at Totem Lake
ADDRESS:	12601 120th Avenue
CITY/ST/ZIP:	Kirkland, Washington 98034
COUNTY:	King County
# OF BUILDINGS:	6 (Phase I)
PRODUCT TYPE:	Mixed-Use Development
SITE AREA:	914,889 SF / 21 ACRES (Phase I & Phase II)
PARKING STALLS:	1,300
RESIDENTIAL UNITS:	785
RETAIL GBA:	277,000

# Project Description

**Project Goal:**  
To completely transform an antiquated retail center at what has evolved into a primary trade node in north Kirkland, along the I-405 corridor, into a signature mixed-use development.

**Project Summary:**  
The Village at Totem Lake will become a dynamic mixed-use project focused on expanded retail offerings, a new market, restaurants and cafes, entertainment and upmarket residential.

**Program Objectives:**  
To re-establish the core of what has become the Totem Lake business district, with a semi-regional retail and mixed-use complex to create a vibrant, pedestrian-oriented village center. The redevelopment of The Village at Totem Lake will provide the Kirkland community with retail and restaurant offerings not presently represented in the city. It will also showcase a significant upmarket residential community that will benefit from the proximity to these new amenities and the nearby regional transit center and medical complex.

**The Village at Totem Lake**  
CenterCol Properties, LLC • Developer  
Antunovich Associates • Architect  
Lifescapes International, Inc • Landscape Architect

## PROJECT INFORMATION



# Design Guidelines

## Village at Totem Lake

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**Project Phasing:**  
In order to move this project along in a timely manner, phase one is focused on the lower existing mall site, primarily driven by some strategic relocations needed to maintain certain existing tenants. This essentially creates, what CenterCal believes would be a slight delay on starting a phase two, which is presently the site of the upper mall. This area is expected to be begin development almost in parallel to the phase one effort, but may take slightly longer to complete.

**Development Plan:**  
The rebuilt Village at Totem Lake envisions a high quality mixed use village with emphasis on vibrant streetscapes, public spaces with amenities that tie together the retail, restaurants and cafes, residents as well as employees on site and the adjacent medical offices and hospital. Centercal will create stylish pedestrian oriented architecture using high quality materials and details including brick, precast, stone, and cementitious siding integrated into a timeless combination of architecture. The building design will provide a variety of shapes and sizes that will incorporate individual tenant storefronts within a strong Centercal design standards and internal review process.

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# Site Plan & Landscaping Objectives

## Village at Totem Lake

### LANDSCAPE / SITE PLAN

1. Please provide clear direction and design for the bike path on Totem Lake Blvd.
2. Please indicate the final cross section and bike lane strategy for 120th.
3. Please indicate the final cross section for Main Street.
4. Please clearly indicate zero curb zones and describe drainage strategy.
5. Please provide clear strategy and design intent for the loading dock door.
6. Please highlight the addition of Evergreen Magnolias.

### General Concepts/Concerns:

- A. How do we make this feel like a piece of Kirkland, not "anywhere USA"
- B. Are we ok with the development as a Mall not a Village
- C. Location of Loading for Building A and B
- D. Main Street parking lot instead of green space

## DESIGN GUIDELINES & DRB COMMENTS